

Manager's Report to Members

Under Section 12 (4) of the Planning and Development Act 2000

Written Report on the Draft Development Plan

Part A: MAIN DEVELOPMENT PLAN ISSUES

Part B: SPECIFIC ZONING ISSUES: MAIN SETTLEMENTS

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Section 12(4) Manager's Report to Members

This report focuses on the submissions and observations received from the public following publication of the Draft County Development Plan and on the Manager's response to the issues raised. The report forms part of the statutory procedure for preparing a new County Development Plan that is set out in Sections 11 and 12 of the Planning and Development Act 2000. It is a key element of the process of bringing the published draft plan to final adoption (with or without amendments) by the Members of the Council.

Because the submissions were based on the published Draft Plan, the report broadly follows the format of the Draft Plan itself. It is presented in two parts: (A) Main Development Plan Issues and (B) Specific Zoning Issues for the Main Settlements. A full list of the submissions / observations received is presented in the accompanying Appendix. The report, which should be read in conjunction with the written statement and maps of the Draft Plan, is presented to the Members of the Council for their consideration.

Part A: Main Development Plan Issues

1 Introduction

1.1 The Draft County Development Plan for County Cork was published on 20th March 2002 and was put on public display until 30th April 2002 in Council offices throughout the county. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Act 2000.

1.2 Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in Kanturk, Fermoy, Castletownbere, Bantry, Ballincollig, Carrigaline, Skibbereen, Clonakilty, Blarney, Macroom, Charleville, Midelton, Mallow and Bandon. Over 1,100 people came along to these events and had an opportunity to speak to Council planners. The Planning Policy Unit also sent CD-Rom versions of the draft plan to all those who had previously made submissions during the pre-draft phase. The CD-Rom version was also available free of charge to members of the public. These initiatives have helped to continue the spirit of consultation that has been underway since before the formal review process commenced.

1.3 In all, more than 900 submissions and observations were received on the Draft Plan. This compares to the 1,800 or so received prior to the preparation of the Draft and which were the subject of the earlier (Section 11) Manager's Report to Members dated May 2001. Once again, the majority of submissions were in the form of requests for lands to be zoned while the remainder were concerned with individual planning topics (either at local or county wide level) or strategic planning issues.

1.4 The full list of submissions is given in the Appendix. The list is laid out by submission number and gives the name of the submitter, the title and a brief summary of the points raised. An alphabetical index of submitters' names is also included.

1.5 The submissions / observations received have raised a wide range of issues, a number of which may need to be addressed in the form of amendments to the draft plan. The responses given in this report have been presented in such a way as to assist the Members of the Council in formulating whatever amendments (if any) they may consider necessary to bring forward during the next stage of the process.

The remaining steps in the process

1.6 Once this report has been submitted to the Members (in Mid-June), there will be a period of twelve weeks or so for the Members to consider the report and to decide whether they wish to formally adopt the Draft Plan as it stands or to propose amendments to it. If the proposed amendments are minor ones, or if there are no proposed amendments, then the Plan can formally be made by resolution of the Council. If however the proposed amendments are significant or 'material' ones, then they must be put on public display for at least four weeks and submissions and observations on the proposed amendments must be invited.

1.7 The County Manager will once again prepare a report on the submissions and observations on the proposed amendments (the Section 12(8) report) and the Members will then have to 'make' the final plan either with or without the proposed amendments (or with modifications to the amendments). Formally making the Development Plan is done by resolution of the Council and, in this instance, it must be done no later than 14th January 2003. The new County Development Plan will come into force four weeks from the day it is made.

1.8 During the entire plan-making process, the Members of the Council are restricted to considering the proper planning and sustainable development of the county. They must also take into account statutory obligations and any relevant Government policies and objectives in force. It is also a requirement of the Planning Act that the Council must take whatever steps are within its powers to secure the objectives of the Development Plan and that not later than two years after the making of the Plan, a report must be prepared for the Members on the progress achieved in securing the objectives.

Issues relating to the layout, form and process of the plan

1.9 Some of the submissions addressed the form and layout of the draft plan as well as the process of preparing it. Although these are not matters of planning policy, the issues are summarised in the following table.

<u>Form and Layout</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Is the language of the plan sufficiently clear and easy to understand?	The text of the draft plan could be re-examined to ensure that the language used is accessible and easy to follow. An full index could be included as well as a glossary of technical terms.
B	Are the maps clear enough and easy to read?	Although the maps are based on the latest possible series available from the Ordnance Survey of Ireland, the scales of some of the maps could be re-examined and where possible they could be made easier to navigate.
C	In what way will the implementation of the development plan be monitored?	There is a requirement under the planning act for the County Manager to prepare a progress report on achievement of the plan's objectives after two years. The text of the plan could be checked to ensure that objectives, which are amenable to monitoring, are flagged from the outset.
D	Was the draft plan publicised sufficiently throughout the county?	The draft plan was advertised in the press and put on public display in council offices throughout the county for the statutory period. Also, exhibitions / open days were held in 14 locations to help promote the draft (although the act does not require it). It was not possible to hold an exhibition in each town but there was a good geographical spread of locations. Also, over 3,500 CD copies of the draft were distributed free of charge.

2 Overall Strategy

2.1 Although the majority of submissions relate to local areas issues, when taken together they raise some fundamental questions about the overall strategy which need to be clarified before giving them consideration at the more local level .

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Are the 'strategic aims' given for each settlement appropriate in the context of the overall strategy?	The strategic aims given for each settlement reflect its role and function. They are consistent with the recommendations of both the Cork Area Strategic Plan and the North and West Cork Strategic Plan.
B	Are the forecast figures for household growth appropriate for each settlement?	<p>The household figures are based on the forecasts of the Cork Area Strategic Plan and the North and West Cork Strategic Plan. They also reflect the strategic aims for each settlement.</p> <p>Some settlements (such as Little Island and Ringaskiddy are allocated low levels of household growth to reflect their primary role as strategic industrial locations.</p> <p>Other locations are allocated significant growth to reflect the strategic recommendations of the CASP. While settlements such as Fermoy and Charleville may aspire to even higher levels of growth in the longer term, the figures presented are considered reasonable and generally achievable within the lifetime of the plan.</p>

Part A: Main Development Plan Issues

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
C	Should the plan make a definitive statement about possible new settlements?	<p>The network of settlements set out in the draft plan is considered to be the most appropriate for the county. It is envisaged in the Cork Area Strategic Plan that towards the end of the plan period (and for the following decade or so) it may be necessary to allocate significant growth along the Mallow to Middleton rail corridor (and even towards Youghal). The CASP has indicated a preference for at least an element of this to be located in a new settlement (in the Monard – Rathpeacon area). The draft plan envisages that, following the outcome of the ongoing rail study, the relevant Special Local Area plans would make provision in the appropriate locations for the growth expected.</p> <p>In the light of the strategic approach adopted in the plan, it is considered that there is no case for a new settlement to the south west of the city (as proposed in one submission).</p> <p>Clarification of these matters could be included in the text of the plan.</p>
D	Should there be a clear definition of 'sustainable development' to inform the overall strategy and objectives of the plan?	<p>Although the concept of 'sustainable development' is a cornerstone of the Planning Act, the term is not formally defined in the legislation. In order to avoid 'second guessing' the legislature, it might not be appropriate to attempt a precise definition in the development plan.</p> <p>However, the thinking behind the draft plan is clearly based on sustainability. A broad description could be included in the plan which could explain sustainable development which in the context of the overall strategic principles and principal planning goals of the plan.</p>

3 Settlement Policy

3.1 Many of the submissions, both in their number and geographical spread, raise issues about the approach to settlement policy, including the kind of network of settlements envisaged in the plan. The clear green belt policy presented in the draft plan is also under pressure, given the range of requests for zoning of green belt land and requests for further relaxations of restrictions. On the other hand, many submissions have supported the continuation of a strong green belt.

<u>Settlement Policy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
Network of Settlements	<p>A The respective roles of Satellite Towns and Strategic Industrial areas are quite different. In this context, are the strategic roles assigned to Little Island and Ringaskiddy appropriate ones?</p>	<p>The primary roles of Little Island and Ringaskiddy are significantly different from those of the satellite towns and this must be clearly recognised at a strategic level.</p> <p>The plan could include an acknowledgement that although the primary function is employment, economic development and industry they also support existing residential communities whose needs must be safeguarded. Particular attention could be paid at local plan level to the requirements in these settlements for community facilities and amenities.</p>
Green Belt	<p>B Is there sufficient protection of the Strategic Green Belt gap between Glanmire and Lota?</p>	<p>In accordance with the overall green belt principles, a strategic gap must be retained in this area. There is concern however that zoning will have the effect of reducing this gap drastically.</p> <p>On the other hand, one-off housing within an existing A3 zone has consumed a sizeable proportion of road frontage, leaving a large amount of backlands that may be suitable for low-density development. In the light of the submissions received, draft zonings in this area could be reviewed.</p>
	<p>C Is there sufficient protection of the Strategic Green Belt gap between Ballincollig and Bishopstown?</p>	<p>The crucial role that this strategic gap plays a in (a) maintaining Ballincollig's identity as a separate satellite town and (b) breaking the westwards sprawl of the city suburbs should be recognised. On completion of the Ballincollig bypass the importance of this will be even more evident.</p> <p>This area has been is under severe development pressure for re-zoning and it is recommended that this be resisted. Provision could be made at an appropriately small scale to accommodate the necessary expansion plans of the CIT in the future and to facilitate any necessary measures to improve traffic situation in the immediate area (refer to ongoing study). Recreation, open space and agriculture remain the most appropriate uses here.</p>

Part A: Main Development Plan Issues

<u>Settlement Policy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
	<p>D Is there sufficient protection of the strategic Green Belt gap between Carrigaline and the South City environs?</p>	<p>The viability and identity of Carrigaline as a satellite town depends largely on maintaining a strong green belt separation from the greater Douglas area. This separation is already under threat from incremental development particularly in the Hilltown (A3) area.</p> <p>Notwithstanding the traffic problems of Carrigaline town centre (which are addressed in Volume 3), any large scale northwards expansion of the development boundary would tend to undermine the role of the town and precipitate its transformation from a satellite town to city suburb.</p>
	<p>E What provision (if any) has been made to protect existing commercial enterprises in Green Belt areas?</p>	<p>The draft policy is not intended to place restrictions on any established authorised individual commercial enterprises (e.g. Hotels, garden centres, leisure facilities etc.) within the green belt.</p> <p>Limited expansion of an individual enterprise may generally be appropriate if it would not affect the character of the green belt in the area (subject of course to the requirements of other objectives and normal planning considerations). This could be clarified in the text of the plan.</p> <p>New agricultural, recreational or open space developments would of course be generally consistent with the draft green belt policy.</p>
Sustaining Rural Communities	<p>F The draft development plan indicates that individual exceptions to general settlement policy may be considered in specified circumstances where there is "...a suitable site and subject to normal proper planning considerations". Should the meaning of this condition be explained in the plan?</p>	<p>Planning permission is not always guaranteed even where a proposal for a new dwelling is generally in accordance with the settlement policy. The proposal must also fit in with normal good planning practice, which is examined when the application is made.</p> <p>While the development plan is not intended to be a manual for dealing with planning applications, an outline of the main points of good planning practice when dealing with individual houses could be included.</p>

<u>Settlement Policy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
	<p>G In scenic and coastal areas, the objective normally to accommodate the needs of people in their local area on suitable sites is accepted. What about people from elsewhere who intend to live in the area on a year round basis?</p>	<p>The objective for scenic and coastal areas is based on the fact that there is limited capacity for such sensitive areas to accommodate significant amounts of incremental development and that the suitable sites that do exist should be 'reserved' for local housing needs. Without such an approach, many local people would generally be unable to afford sites in the areas where they grew up and be priced out of the market.</p> <p>People moving to the area from abroad or from other parts of Ireland would have the choice of buying an existing house, buying a site with an existing outline permission, renovating a disused or derelict dwelling, or seeking a site or a house within a villages or a village nucleus in the area.</p>
	<p>H Should the Development plan be more specific about what is meant by a 'local person'?</p>	<p>The draft plan recognises the particular importance to rural people of family ties and ties to a local area such as a parish, townland or the catchment of a rural school (para. 3.3.9) and the need to sustain rural communities by allowing people generally to build in their local area on suitable sites. It is not recommended that a more precise definition of 'local' be included in the plan as it is unlikely to be workable in many circumstances. However, when considering individual exceptions to the settlement policy, planning decisions should be consistent and in accordance with the principles and objectives of the overall plan.</p>

4 Employment and Economic Activity

4.1 While many of the submissions relating to employment and economic activity refer to individual zoning proposals (see part B), a number of general issues also arise.

<u>Employment & Economic Activity</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Should the plan support the proposed re-location of Cork City docks? If so, should any specific sites be identified in the maps?	<p>Re-development of the city docklands and re-locating the port facilities further downstream is an important element of the Cork Area Strategic Plan and as such is firmly supported by the Council. The Port of Cork Company has carried out extensive assessments of the various options has made an initial identification of sites that are considered suitable. Key considerations for detailed examination would include the improvement of traffic and road access and the protection of habitats and areas of ecological importance.</p> <p>While the actual phasing of the re-location means that development would occur beyond the period of this plan, the text could indicate the Council's support in principle for the Company's approach.</p>
B	Major Accident Hazard: Have the 'Seveso' sites in County Cork been properly addressed and should the 'consultation' areas be identified / shown?	<p>Consideration should be give to setting out the specified consultation distances for each 'Seveso' site in the text of the plan, if appropriate, showing them indicatively on the maps. The draft plan should be checked to ensure that all listed sites have been included.</p>

Employment & Economic Activity	Summary of Issue Raised	Response
C	Should the tourism section be expanded to address facilities outside settlements? Should specific policies on holiday homes be included?	<p>Generally, the economic benefits of the tourism sector can be more widely spread if facilities are provided within the network of settlements. Enterprises can then benefit from each other in a more sustainable way.</p> <p>There are of course situations where facilities would be provided outside settlements (in association with particular attractions etc.) but planning policy for must be carefully drafted to ensure that they complement the development needs of established settlements.</p> <p>The plan should make a clear distinction between residential development and 'holiday home' development. Residential land in the various settlements is intended for satisfying the housing needs of the community and for providing the ancillary services necessary for residential amenity. Holiday Homes, being a commercial venture, should be in a separate category and zoning objectives should be included to allow for this at appropriate locations.</p>
D	Should more detailed retail policies be included in the draft plan?	It was premature to include specific policies in the draft plan because of the timing of the forthcoming joint retail strategy. As the strategy takes shape, suitable modifications to the draft could be brought forward if the timing fits in with the statutory requirements.
E	Is it the inclusion of waste materials treatment and recovery as suitable uses on zoned Industrial lands appropriate?	It is not intended that such uses are acceptable in ALL areas zoned for industrial development. Consideration could be given to more specific objectives in such cases and / or a more detailed categorisation for such uses.
F	Has adequate provision been made for business park / technology park developments, especially in Metropolitan Cork.	The draft plan has allocated a whole range of locations for such uses within Metropolitan Cork, although a large number of submissions have requested further allocations, especially in sensitive green belt locations. In order to ensure a reasonable spread of locations, the possibility of providing additional sites could be re-examined, especially in relation to the forecast floor space indicated in the CASP. Green belt land should <u>not</u> be considered for this purpose.
G	Has rural industry been adequately been catered for?	The general objectives for the industrial development are considered satisfactory but mention could also be made of the importance of rural enterprises to the rural economy, perhaps in chapter 8.

Part A: Main Development Plan Issues

Employment & Economic Activity	Summary of Issue Raised	Response
H	Should strategic mineral reserves be identified precisely in the plan?	Consideration could be given to this in Local Area Plans.
I	Should special sections be included to cater for forestry and fisheries as economic sectors?	These topics have not been addressed sufficiently well in the draft plan. They could be included in either Chapter 4 or Chapter 8.

5 Transportation and Infrastructure

5.1 The general issues raised in relation to transport and infrastructure are summarised in the following table.

Transport & Infrastructure	Summary of Issue Raised	Response
A	Should the plan include more specific objectives in support of the development of Cork Airport?	Agreed.
B	Should the plan support the proposed re-location of Cork City docks? If so, should any specific sites be identified in the maps?	<p>Re-development of the city docklands and re-locating the port facilities further downstream is an important element of the Cork Area Strategic Plan and as such is firmly supported by the Council. The Port of Cork Company has carried out extensive assessments of the various options has made an initial identification of sites that are considered suitable. Key considerations for detailed examination would include the improvement of traffic and road access and the protection of habitats and areas of ecological importance.</p> <p>While the actual phasing of the re-location means that development would occur beyond the period of this plan, the text could indicate the Council's support in principle for the Company's approach.</p>
C	Although water quality has been addressed, can the issue of water quantity and sources of drinking water also be included?	The possibility of including more definitive policies on this should be examined.
D	Should more precise policies for renewable energy development be included, (especially wind energy)?	The development of a more precise wind energy policy is ongoing and it may be possible to include this in a modification to the draft.

Transport & Infrastructure	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Should a clear schedule of infrastructure development be included in the plan in such a way as to ensure it keeps pace with other development?	A schedule of major projects, with phasing where possible, could be included.
F	Should the plan include more definite statements about development along the rail line (as set out in the Cork Area Strategic Plan), including the location of stations and the timing of development?	It would be premature to be more specific about development along the rail line until the ongoing study is completed. Possible special Local Area plans, contingent on the outcome of the study, have been flagged for the Blarney area, the Carrigtwohill area and the Midleton area.
G	Should the plan make include clear policies for flood prevention?	The possibility of including more definitive policies on this should be examined.

6 Housing and Community Facilities

6.1 Many of the submissions in relation to housing and community facilities relate to individual settlements or individual sites (see Part B of the report). A number of general issues have also arisen and these are summarised in the following table.

<u>Housing & Community Facilities</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the objective for higher densities require greater detail and should there be a greater level of guidance on how higher densities can be achieved?	The text could set out the requirements for achieving higher densities over the lifetime of the plan in more detail. In conjunction with this, design guidance material will be produced to assist in the achievement of higher densities in appropriate locations.
B	Should specific sites be identified for the housing needs of special groups of people (e.g. student housing, the elderly etc.)?	In general, it is not considered appropriate to restrict the uses of residential land to individual groups or categories of resident, but clearly, any proposals for such special needs would generally be considered favourably on lands zoned for residential uses. The housing strategy, the objectives of which are included in the plan also address this.
C	Does the plan include clear policies about housing affordability?	The housing strategy, the objectives of which are included in the plan address this. The relevant elements of the strategy could be elaborated further in the draft plan.
D	Have realistic densities been used in calculating the sufficiency of zoned lands provided in the plan?	<p>The calculations on the sufficiency of zoned lands are necessarily based on a number of assumptions that are set out in the plan. It would be unwise to base land zoning on densities that are significantly below those recommended by the government.</p> <p>Once any revised zoning proposals have been formulated, the overall volume of zoned land will be checked again against the prevailing densities currently being achieved. It is the intention to ensure that there is five years supply of zoned residential lands at all times during the life of the plan (especially in the Metropolitan area).</p>

<u>Housing & Community Facilities</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
E	In supplying housing to meet the projected growth demands, is the provision of green field site a sustainable solution?	The calculations of land supply have not included a figure for the re-use of lands, for the conversion of existing buildings or other 'brown-field' developments. This should be factored into any calculations in order to conform to the requirements of sustainability.
F	Should the plan be more specific about the provision of educational and health facilities?	Where possible, the individual settlement objectives will accommodate these requirements as much as possible. As more information becomes known, the Local Area Plans could make firmer proposals.

7 Environment and Heritage

7.1 A whole range of submissions have addressed environmental and heritage matters and they are summarised in a number of tables below.

Environment - General	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Can new scenic routes be identified in the plan?	The scenic routes indicated in the draft plan are based on the established set of routes from previous plans. It has been indicated that at Local Area Plan level, established scenic routes can be examined in some detail and to set out more specific requirements of different stretches of each route in terms of sensitivity to development. New routes could be given consideration if they are proposed during the consultation process.
B	Do the 'scenic landscape' designations in the plan compromise development on zoned lands in certain cases?	The scenic landscape designations are not intended to hinder development on zoned lands. In some cases the designation may require certain standards of design while in others, there may have been mapping errors (resulting in an overlap of zoning and scenic designations) that need to be re-examined.
C	Should a special set of environmental objectives be included to protect the rivers of County Cork?	A general policy on this could be considered which could be developed further in Local Area Plans.
D	Has the plan adequately addressed walking routes, rights of way and access generally?	General policies on this could be considered which could be developed further in Local Area Plans.
E	Has the plan adequately addressed noise pollution / light pollution etc.?	General policies on this could be considered which could be developed further in Local Area Plans.
F	Should the plan have specific objectives with regard to derelict sites?	General policies on this could be considered which could be developed further in Local Area Plans.
G	Should the plan have specific objectives in relation to trees and preservation of trees?	General policies on this could be considered which could be developed further in Local Area Plans.

Natural Heritage

7.2 The submissions relating to Natural Heritage are quite specific ones and the issues raised are summarised below.

<u>Natural Heritage</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Should the protection of Nature Conservation Sites, Archaeological Sites and Structures included on the RPS be considered when zoning land for development?	The protection of these sites, zones and structures has been considered when zoning land for development. The zoning objectives should, however be re assessed to ensure compatibility with these.
B	Should NHAs be altered in the Plan where they impact on other activities?	The designation of environmental designations such as NHAs, SACs and SPAs is the responsibility of Duchas. Cork County Council cannot alter them. In addition the Council is required under the Planning and development Act 2000 Part II S10 2 (c) to include these designations.
C	Should non-statutory sites be included in the Plan?	While non-statutory designated sites can be included in the Plan it is considered they are more appropriate for consideration through the County Heritage Plan and Local Area Plan process.
D	Should the Plan include specific management recommendations for specific sites?	It is beyond the remit of the County Development Plan to incorporate specific management recommendations. However this is an issue that could be addressed via the development of the County Heritage Plan and/or through the development of codes of best practice for particular habitat types.
E	Should other statutory designations such as Nature reserves, Wildfowl Sanctuaries and No Shooting Areas be included in the Draft Plan?	The Draft Plan included those designations, which have significant land use implications such as NHAs, SACs and SPAs. Consideration should also be given to the inclusion of other statutory designations.
F	How can nature conservation sites within Cork harbour be protected given pressure for development in the area?	It is important not to undermine nature conservation designations in the Cork Harbour area and throughout the County. The Planning and Development Act 2000 requires the 'conservation and protection of the environment including in particular the natural heritage and the conservation and protection of European site. There is therefore a responsibility on the Council to ensure proper consideration of development affecting these sites.

Archaeological Heritage

Archaeological Heritage	Summary of Issue Raised	Response
A	Should additional sites be included on the Record of Monuments and Places?	The designation of sites for inclusion in the RMP is the responsibility of Dúchas, the Heritage Service..
B	Can the protection of Corks Archaeological Heritage be strengthened in the Plan through reference to Archaeological Heritage in Volume 2 'Overall Objective'	Consideration should be given to inclusion of reference to archaeological Heritage in Chapter 2.
C	Can the protection of Corks Archaeological Heritage be strengthened in the Plan through the inclusion of a separate chapter focusing on a) the Record of Monuments and Places RMP, b) Zones of Archaeological Potential, c) Underwater Archaeology and d) Archaeological Assessment?	<p>Objective ENV 4-1 seeks to protect sites included on the RMP. The RMP for County Cork includes over 17,000 individual sites and consists of over 150 pages of text and 100 AO pages of maps (to be shown at a legible scale). It would be unfeasible and impractical to include this document in the Plan. Copies of the RMP are available at Council Offices and Libraries.</p> <p>Objective 4-3 provides for the protection of Zones of Archaeological Protection and includes a list of the zones. The inclusion of a separate list in Volume 2 and maps of the zones in Volume 4 should be considered. Objectives for the protection of Underwater Archaeology and Archaeological Assessment should also be considered.</p>

Built Heritage

Built Heritage	Summary of Issue Raised	Response
A	While the establishment of the Record of Protected Structures is welcomed a whole range of additional structures are suggested for inclusion.	The establishment of the RPS provides a significant new element to the protection of the built heritage of the County. The completion of the Record will be an ongoing task and it is estimated that up to 6,000 structures will be included in the final record. All suggested structures would be considered as part of the next phase of the RPS review.

Built Heritage	<u>Summary of Issue Raised</u>	<u>Response</u>
B	The inclusion of a structure on the RPS may place financial and other burdens on the owners of such structures.	<p>The principal purpose of the RPS as set out in the Planning and Development Act 2000 is 'the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'. The establishment of the RPS and the inclusion of structures of special importance is a mandatory requirement of the Government.</p> <p>Experience of other countries where similar systems are well established would indicate that the long-term impact of Protected Structure Status is of financial benefit (particularly in terms of resale value of the property). The Act does provide for eligibility for limited grant aid to assist conservation works on Protected Structures.</p>
C	There is concern that inclusion on the RPS will restrict plans for future development of the structure.	<p>The principal purpose of the RPS is the protection of structures of special importance. Inclusion on the RPS does not necessarily preclude development of the structure and each case is considered on its conservation merits. The test is if the works will affect the character of a structure or any element of the structure, which contributes to its special interest. An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any element of the structure, which contributes to its special interest.</p>
D	The funding provided for the Conservation Grant scheme is too small.	<p>The allocation to the Council is set by the Department of Environment and Local Government and is outside the control of Cork County Council.</p>
E	Some structures do not merit inclusion on the RPS.	<p>The inclusion of structures on the RPS is based on 'their special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest' and criteria set out in Architectural Heritage Protection – Guidelines for Planning Authorities published by the Government. Each case has been considered on its merits and where a submission has been received it has been reviewed. A number of structures have been recommended for deletion from the Record.</p>

Part A: Main Development Plan Issues

Built Heritage	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Should the Plan include the identification and mapping of specific Architectural Conservation Areas (ACA)?	The assessment, identification and designation of Architectural Conservation Areas will commence in Summer 2002. Consideration will be given to including completed ACAs in the Development Plan. Otherwise they will be included as part of Local Area Plans.
G	There is a need for comprehensive protection of our built heritage, which would include surveying and recording of features of old structures, strict enforcement, pro active policy in building conservation, archiving of conservation information, promoting sustainable building practices.	The Development Plan has included statutory protection of built heritage through the establishment of the RPS and other policies for the protection of the built environment. Consideration should be given other non-statutory elements to protection of our built environment including establishment of archive and pro-active measures to protection of built heritage. The links to sustainable development and reduction of waste should also be considered.

Structures Proposed for Protection

7.3 The following table list the submissions which refer to individual structures that were notified for protection in the Draft Plan, summarises the points made and gives a provisional response.

Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

No.	Title	Summary	Response
2011	Record of Protected Structures-No 00972	Draft Record of Protected Structures no. 00972 : The submission points out that the incorrect owner has been identified for the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2012	Record of Protected Structures no 00787 " The Castle"	Draft Record of Protected Structures no. 00787 : The submission points out that the incorrect owner has been identified for the draft record and clarifies who the owner is.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2013	Record of Protected Structures - no 0039 "Dunbarry House"	Draft Record of Protected Structures no. 00039 : The submission points out that ownership of the property changed prior to notification of the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2014	Record of Protected Structure no. 01131	Draft Record of Protected Structures no. 01131 : The submission points out that the owner of the structure is retired and will not be able to afford to carry out any repairs that might be needed over the years. Requests that the Council itself considers purchasing the thatch house and restoring it.	Following review, it is recommended that this structure remain on the RPS. There are no plans to purchase this property at present.
2016	RPS Christ Church (Church of Ireland) Newmarket RPS No: 00161	Draft Record of Protected Structures no. 00161 : The submission points out that the incorrect owner has been identified for the draft record and clarifies who the correct owner is.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2017	RPS Galvanized Dwelling Newmarket. RPS no 01217	Draft Record of Protected Structures no. 01217: The submission requests that the structure be removed from the draft record as it is in very bad condition, even though the exterior gives the impression that it is in good condition throughout.	Following review it is recommended that this structure be deleted from the RPS as it does not merit inclusion on the Record.

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Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

2018	Record of Protected Structures no. RPS 0866	Draft Record of Protected Structures no. 00866 : The submission points out that the incorrect owner has been identified for the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2019	RPS No: 00889 Westropp House, Innishannon	Draft Record of Protected Structures no. 00889 : The submission points out the structure was purchased without any of the conditions that the new record of protected structures places on it. Claims that the sizes of grants available are insufficient and that the council should be prepared to offer more to owners in order to get more co-operation from owners. Also raised other issues: increasing volume of traffic through Innishannon - no traffic calming measures. Upgrades to the existing road and footpath have raised the level and subsequently water is being trapped inside the railings of the house. Also problems with road markings and general repair of wall in the village.	Following review it is recommended that this structure remains on the RPS based on its architectural merits. The establishment of the RPS and the inclusion of structures of special interest is a mandatory requirement of the Planning and Development Act 2000. The level of Grant Aid available for structures is set by the Department of the Environment and Local Government.
2021	Sub relating to various Protected Structures, RPS No's: 00776, 00278, 00903, 00296, 00563	Draft Record of Protected Structures nos. 00776, 00278, 00903, 00296, 00563: The submission points out CIE does not own these structures and in particular that Cork County Council are the correct owners of the viaducts / railway bridges nos 00903, 00296 and 00563.	It is recommended that the database is updated and that these structures are included in the next phase of the RPS review.
2023	RPS No00891 " The Found Out" Coolmoreen Objecting to being included in the Record	Draft Record of Protected Structures no. 00972 : The submission requests that it be removed from the draft record as it is an infringement of the owner's constitutional rights and that the owner is already in the process of carrying out improvements in accordance with planning permission. The owner had also requested the County Council to purchase the 'Found Out', a thatched cottage in Innishannon.	Following review it is recommended that this structure remains on the RPS in recognition of its architectural and historic importance.
2024	Query on ownership of protected structure	Draft Record of Protected Structures no. 00469 : The submission points out that the incorrect owner has been identified for the draft record and	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.

Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

		clarifies the name of the correct owner.	
2025	Record of Protected structure No. 1173 & 1174	Draft Record of Protected Structures nos. 1173 and 1174 : The submission requests that the extent to which the property is protected by specified. It also requests a declaration of the works that may or may not be carried out on the property.	Following discussion the issue has been clarified to mutual satisfaction and it is recommended that the structure remain on the RPS.
2029	Query relating to a protected structure	Draft Record of Protected Structures no. 00996: The owners wish to object to its inclusion. The submission points out that they have received planning permission to carry out works on the site.	Following review it is recommended that this structure should be deleted from the RPS as it has been greatly altered and no longer merits
2035	Record of Protected Structure. RPS no. 00539	Draft Record of Protected Structures no. 00539 : The submission points out that the incorrect owner has been identified for the draft record and that the name of the structure is not correct. Clarifies the name of the correct owner.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2036	Record of protected structure no. 00436	Draft Record of Protected Structures no. 00436 : The submission points out that the incorrect owner has been identified for the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2037	Record of Protected Structure no. 00726	Draft Record of Protected Structures no. 00726 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct owner's	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2038	Record of Protected Structure. No. RPS 00895	Draft Record of Protected Structures no. 00895 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct owner's	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2041	Record of Protected Structure no. RPS 00092	Draft Record of Protected Structures no. 00092 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct name.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.

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Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

2044	Request for removal of protected structure from record.	Draft Record of Protected Structures nos. 00921, 01032 and 01253: The submission points out that the nos 00921 and 0132 are not in the ownership of the Southern Health Board. It requests that structure 01253, Millstreet District Hospital be removed from the draft record on the basis that the style is not uncommon in these islands. It also points out that listing would hinder any adaptation of the building for future provision of services.	Following review it is recommended that Structure No: 01253 (Millstreet District Hospital) be deleted from the RPS as it has been altered significantly and no longer merits inclusion. It is recommended that the database is updated and that Structures No's: 00921 and 01032 are included in the next phase of the RPS review.
2045	Record of Protected Structure Query. RPS no. 0186: Paki Fitz Bar & Restaurant, Mitchelstown	Draft Record of Protected Structures no. 01086 : The submission objects to inclusion of the structure as it has recently been extensively renovated and altered with full planning permission. Requests that it be removed from the draft record.	Following review it is recommended that this structure, a) be deleted from the RPS as it has been altered significantly, and b) it should be considered for inclusion as part of a Architectural Conservation Area.
2049	Record of Protected Structure nos RPS 00265 and 00304	Draft Record of Protected Structures nos. 00265 and 00304 : The submission objects to the inclusion of Clondulane Mills on the draft record and claims that it is highly dangerous, cannot be entered is in an advanced stage of deterioration, and has no significant historical interest.	Following review it is recommended that Structure No: 00265 (Clondulane Mills) be deleted from the RPS as a) it is in a ruinous state and b) it is already afforded protection under National Monuments Act. Following review it is recommended that Structure No: 00304 Glandalane House remains on the RPS.
2051	Record of Protected Structure no RPS 00294	Draft Record of Protected Structures no. 00294 : The submission supports inclusion of the structure on the draft record but requests that the description be extended to include the main entrance, avenue and drive and that the beech trees that line the drive be protected.	It is recommended that the 'Avenue, Main Entrance and Drive' be considered for inclusion as part of the next phase of the RPS review.
2056	Record of Protected Structure no RPS 00168	Draft Record of Protected Structures no. 00168 : The submission points out some confusion over the ownership of the structure and that it be clarified in the the draft record. Also supports more conservation in the area and mentions sewerage problems in the area.	Noted.
2059	Record of Protected Structure no RPS 01013	Draft Record of Protected Structures no. 01013 : The submission expresses	Noted

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		satisfaction that the terrace of houses in Castletownbere is protected (as well as other structures in the area).	
2060	Record of Protected Structures: Araglin Mill, RPS No: 00251	Draft Record of Protected Structures no. 00251: The submission requests reconstruction of the famine arch at the entrance to the mill in order to restore the structure to its former splendour.	Noted
2079	Record of Protected Structure no. RPS 00199	Draft Record of Protected Structures no. 00199: The submission points out that Clogheen House was demolished in the 1980s, prior to the current owner's purchase of	Following review it is recommended that this structure be deleted from the RPS as it has been demolished.
2080	Record of Protected Structure no. RPS 00878	Draft Record of Protected Structures no. 00878: The submission points out that the incorrect owner has been identified for the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2083	Record of Protected Structures Battery Monument, and other structures on Whiddy Island.	Draft Record of Protected Structures no. 00745: The submission points out that the incorrect owner has been identified for the draft record. Other concerns in relation to right of way are also expressed.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2084	Record of Protected Structures RPS no: 00383, Blarney Woollen Mills	Draft Record of Protected Structures no. 00383: The submission objects to the Mills on the the draft record as it is seen as an impingement of commercial activities. Agrees to maintain the structure but without the commercial restrictions of the formal record of protected structures.	Following discussion the issues raised have been clarified to mutual satisfaction and it is recommended that the structure remain on the RPS.
2086	Record of Protected Structure no. RPS 00086	Draft Record of Protected Structures no. 00068: This submission requests that Lissa House, Doneraile, be excluded from the draft record on the grounds that the owner would not be in a financial position to preserve the structure, even with grant aid, and that the structure is in a serious state of disrepair.	Following review it is recommended that this structure remains on the RPS in recognition of its architectural merits.
2089	Record of Protected Structure nos. RPS 00380 and 00381	Draft Record of Protected Structures nos. 00381 and 00380: The submission points out that structure 00381 (icehouse) has not existed for some time and that structure 00380 (old house) is a poor state of repair.	Following review it is recommended that a) Structure No: 00381 (Icehouse) should be deleted from the RPS as it has been demolished, and b) Structure No: 00380 (Old House) should remain on the RPS.

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2103	Record of Protected Structure no. RPS 00504	Draft Record of Protected Structures no. 00504 : The submission points out that the incorrect owner has been identified for the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.
2104	Record of Protected Structure nos 00686, 00690 and 00756	Draft Record of Protected Structures nos. 00686, 00690, 00756: The submission acknowledges the inclusion of the three schools in the the draft record.	Noted.
2110	RPS No: 00722 Ballywilliam House, Kinsale	Draft Record of Protected Structures no. 00722: The submission expresses no objection to the structure being included on the draft record but requests more information on the process / system for protecting structures.	Noted. The owner of the structure will be provided with relevant information.
2127	Record of Protected Structure no. RPS 00614	Draft Record of Protected Structures no. 00614: The submitter requests their interest in the matter to be noted at this time.	Noted.
2130	RPS No : 00596 St. Coleman's Old Church of Ireland Church, Ballycotton	Draft Record of Protected Structures no. 00596: The submission points out an intention to convert the church to a private home while maintaining the outward appearance as a local landmark. The conversion is to be carried out in character by an architect. The submission requests that it be removed from the draft record on the basis that further expenditure would be incurred in obtaining further permissions. Fears are also expressed that the financial value will suffer without compensatory support from Government.	Following review it is recommended that this structure remains on the RPS in recognition of its architectural merits. Issues relating to planning permission have been clarified with the Owners' Architect.
2131	RPS No:00478 Windsor House, Maryborough (Rochestown Park Hotel)	Draft Record of Protected Structures no. 00478: The submission requests that the structure (Windsor House) be removed from the draft record on the grounds that it is now a commercial premises that has been subject to significant development and alteration since 1988. Concerns are raised about the impact of the listing on future development of the hotel.	Following review it is recommended that this structure remains on the RPS in recognition of its architectural merits. The extent of protection of the structure will be clarified for the owner.
2133	Record of Protected Structure no. RPS 00810	Draft Record of Protected Structures no. 00810 : The submission supports inclusion of	Noted.

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		the structure on the draft record.	
2150	Record of Protected Structured -Lough Hyne House no. RPS 01249	Draft Record of Protected Structures no. 01249: The submission supports the inclusion of Lough Hyne House in the draft record and requests that additional structures be included (including gate lodge, farmhouse and walled garden).	It is recommended that suggested structures be considered as part of next phase of RPS review.
2157	RPS No:01168 " Claragh Fire Furniture"	Draft Record of Protected Structures no. 01168 : The submission points out that the shopfront is in a dilapidated state and that much of the original timber has been replaced in a piece-meal fashion over the last few years. The owner requests that it be removed from the draft record in order to replace it with a new one in a similar style.	Following review it is recommended that this structure be deleted from the RPS as it has been significantly altered and no longer merits inclusion in the Record.
2167	Record of Protected Structure no. RPS 00437	Draft Record of Protected Structures no. 00437: The submission requests that the description of the structure be altered from 'ornamental tower' to 'disused apple store'	It is recommended that the description of the structure be corrected.
2168	Record of Protected Structure no. RPS 01254	Draft Record of Protected Structures no. 01254: The submission requests that the structure be removed from the draft record on the grounds that it was constructed in the 1950s and not in the 19th century as first thought.	Following review it is recommended that this structure be deleted from the RPS as it has been clarified that the structure was built in the 1950's and not early 19th century and therefore does not merit inclusion in the Record.
2169	Record of protected Structure. Maureens Bar no. RPS 01073	Draft Record of Protected Structures no. 01073: The submission requests that the shopfront be removed from the draft record.	Following review it is recommended that this structure remain on the RPS as it is an excellent example of a smaller traditional shopfront.
2175	Record of Protected Structures no. RPS 01272 - Fort Mitchell	Draft Record of Protected Structures no. 01272: The submission expresses no objection in principle to inclusion in the draft record, especially as it relates to the historically significant elements of the structure that they are committed to conserving in any event. Concern is expressed about the implications of including the entire working areas and structures of the prison. Difficulties for running the service could arise when certain minor works need to be carried out on a day to day basis and often at short notice. Extension of the	It is recommended that the owner of structure be advised to seek Statutory Declaration.

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submission date is requested.

2184	RPS No:01255 Thatch House, Curraghgorm	Draft Record of Protected Structures no. 01255: The submission requests that the property be removed from the draft record on the grounds that it is an infringement of homeowners rights and places and unbearable financial burden on the current as well as future owners. The house has been subject to a number of renovations and alterations since the 1950s as well as some recent changes to layout and to make it a better home. The current owners question its inclusion in the record as some of these changes were not in accordance with the original style of the house. Criticism is also made of the low level of financial grant aid available.	Following review it is recommended that this structure remain on the RPS because notwithstanding alterations made to the structure it still has architectural merit worthy of inclusion in the Record.
2192	Record of Protected Structures - no. RPS 01071 "Roche" Shopfront	Draft Record of Protected Structures no. 01071: The submission expresses concern that inclusion in the draft record would create difficulties in the sale of the building. Concern that any prospective owners may be prevented from altering the existing shopfront. Willing to keep the structure on the record as long as, in any development work, the original features are retained or completed in the same style of the existing frontage.	Following review it is recommended that this structure remain on the RPS.
2197	RPS No:00655 Hoddersfield House	Draft Record of Protected Structures no. 00655: The submission requests that the structure be removed from the draft record on the grounds that the house is a ruin and in a state of dilapidation.	Following review it is recommended that this structure remains on the RPS (buildings in a ruinous state are also afforded protection within the RPS where appropriate).
2198	RPS No: 01022 Glenview House	Draft Record of Protected Structures no. 01022: The submission requests that the structure be removed from the draft record until such time as the scheme is thought out fully. Concerns are raised about the poor funding available, the receipt of information about the draft record without any prior notice that such a scheme was under way, and the general record of planning in County Cork. The	Following review it is recommended that this structure remain on the RPS. The procedure for establishing the Record is established by the Government and the Council are required to follow these. While prior consultation would be preferable, resources were not available to do this.

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		submission also objects to the omission of the surrounding lands in the draft record.	
2216	RPS No: 00134 Thatch House, Coolclough, Kanturk	Draft Record of Protected Structures no. 00134: The submission expresses concern that the notification was received after the closing date had passed for the grant scheme. The structure was renovated in recent years through private funding. The roof now needs replacement and the owner wishes to be considered for financial assistance. If this is not received, he would request that the structure be removed from the draft record.	Following review it is recommended that a) this structure remains on the RPS, and b) the owner of the structure should be advised to apply for the 2003 Conservation Grant Scheme. The Council is unable to guarantee funding, as there is limited funding available and the scheme is run on a competition basis.
2226	Record of Protected Structure	This submission requests a declaration of the works that may be carried out on a structure (possibly RPS 00376).	Statutory Declaration will be issued.
2241	RPS No: Ballyhoura Lodge	Draft Record of Protected Structures no. 00024: The submission points out that the structure is semi-derelict and in a bad state of repair and has been declared unsafe.	Following review it is recommended that this structure be deleted from the RPS as it is in a ruinous condition and does not merit inclusion on the Record.
2252	Record of Protected Structure No. 00750	Draft Record of Protected Structures no. 00750: The submission acknowledges the inclusion of Timoleague Castle on the draft record and proposes a number of other structures in the area for inclusion. These are the Church of the Ascension, Timoleague and Tomoleague House (part of the castle complex). The submission also states that the house was converted into a dwelling in 2001 with full planning permission.	It is recommended that suggested structures be considered as part of next phase of RPS review.
2271	Record of Protected Structure No. 00920	Draft Record of Protected Structures no. 00920: The submission requests that the structure be removed from the draft record on the grounds that the interior of the building is in total decay and that the costs would force the owner to sell to a developer. The owner wishes to redevelop the site (as the shop area is too small for modern day letting) while retaining certain old features.	Following review it is recommended that this structure be deleted from the RPS as it does not merit inclusion on the Record.

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2297	Record of Protected Structures no. RPS 01001	Draft Record of Protected Structures no. 01001: The submission requests that the structure be removed from the draft record on the grounds that due to the changing requirements of health and safety the building will need to evolve over time. Placing the structure on the record of protected structures would slow down the ability of the Board to adapt accordingly.	Following review it is recommended that this structure remains on the RPS based on its architectural merit (the structure has been awarded the RIAI Architectural Award).
2318	Record of Protected Structure No 00185	Draft Record of Protected Structures no. 00185: The submission requests that the structure be removed from the draft record on the grounds that the owner has plans to extend the house to accommodate the size of the family. Concerns are expressed that if the structure is included in the record these plans would no longer be possible to implement. Owner would be forced to sell the property if they cannot extend.	Following review it is recommended that this structure remains on the RPS.
2333	Record of protected Structures - Douglas House, Kilworth Co Cork	Draft Record of Protected Structures no. 00252: The submission requests that the structure be removed from the draft record on the following grounds: the house has been much altered over time (including both demolition and extension); some windows have been replaced with weather glaze as opposed to the more traditional single glazed timber frame; the entire house has been re-roofed and the owners intend to keep it that way as they have to live in it.	Following review it is recommended that this structure remains on the RPS as despite alterations it has retained its architectural character.
2376	Record of Protected Structure No 01273	Draft Record of Protected Structures no. 01273 : The submission requests that the structure be removed from the draft record on the grounds that it would make the building more difficult to sell, should the owner be forced into such a decision. The owner has been finding it difficult to get planning permission to build a single storey extension to the rear of the structure and if he does not succeed he may be forced to sell. In any event the owner has no intention of interfering with the	Following review it is recommended that this structure remains on the RPS based on its architectural merits. Inclusion on the record will not preclude sympathetic changes to this structure.

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		structure to the extent that it would damage the character of the structure.	
2380	RPS No: 01124 Thatch House, Drominagore, Kanturk	Draft Record of Protected Structures no. 01124: The submission requests that the structure be removed from the draft record on the grounds that it would affect the sale value of the property; that the owner would not be able to carry out necessary work from a health or financial point of view, that the owner would be willing to continue to maintain the structure in the manner that they have done in the past. The owners suggest that it may be protected in the future after they sell on.	Following review it is recommended that this structure remains on the RPS in recognition of its architectural merits.
2384	Record of Protected Structure No 00687	Draft Record of Protected Structures no. 00687: The submission objects to the inclusion of the structure on the draft record and requests a more detailed comment on the house and what exactly is protected. The submitter also wishes to know whether the interior is also protected.	Following review it is recommended that this structure be deleted from the RPS as it has been significantly altered and no longer merits inclusion on the Record.
2395	Record of Protected Structures- no 00522 Ballinacurra House	Draft Record of Protected Structures no. 00522 : The submission requests that the structure be removed from the draft record on the grounds that even though the site has Norman significance, the house is far more recent and has little to commend it architecturally. Also, the house is poorly constructed and only essential care and maintenance has been carried out because restoration to its original flawed design would be costly and would make no improvement to the performance and comfort of the house. Serious concerns are also raised about the small level of funding available.	Following review it is recommended that this structure remain on the RPS in recognition of its architectural merits.
2410	Record of Protected Structure No 00433	Draft Record of Protected Structures no. 00433, Carrigarohid Castle. This submission, which is from a private group concerned about the state of the castle (not the owners), is supportive of the inclusion of the structure on the draft record.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.

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2413	RPS NO: 00770 Thatched House, Killasseragh	Draft Record of Protected Structures no. 00770 : The submission objects to the inclusion of the structure on the draft record on the grounds that it has been well maintained in the past without such a designation and will continue to be well maintained.	Following review it is recommended that this structure remain on the RPS in recognition of its architectural merits.
2431	Record of Protected Structure No 01259	Draft Record of Protected Structures no. 01259 : The submission objects to the inclusion of the structure on the draft record on the following grounds: there are a number of other structures in the area of similar merit that have been omitted; the owners do not think that the house warrants any particular merit as it has been altered and extended over a long period of time; the house was thatched with grant aid a number of years ago. Concern is also expressed about coastal erosion of the pathway between the house and the cliffs which could be eroded within 5 years without major construction work.	Following review it is recommended that this structure remain on the RPS in recognition of its architectural merits.
2465	Record of Protected Structure No. 00426	Draft Record of Protected Structures no. 00426 : The submission objects to the inclusion of the structure on the draft record on the grounds that it was not a protected structure when it was purchased.	Following review it is recommended that this structure remain on the RPS in recognition of its architectural merits.
2484	Record of Protected Structured Structures- Former Hill, Gallows Hill N.S. Bandon.	Draft Record of Protected Structures no. 00960 : The submission points out that the owner intends to develop this site and that it is the subject of a current planning application. Submitter seeks clarification of the merit of the building for inclusion in the draft record.	Following review it is recommended that this structure is deleted from the RPS as its architectural merits do not warrant inclusion on the Record.
2496	Record of Protected Structures - Woodlea - 00820	Draft Record of Protected Structures no. 00820 : The submission supports the inclusion of Woodlea Cottages in the draft record.	Noted.

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2550	Record of Protected Structure no. RPS 00593	Draft Record of Protected Structures no. 00593 : The submission disputes whether the structure is of any particular importance and seeks clarification of the grounds for inclusion on the draft record. Concern is expressed that the designation will create complications from a planning point of view and place a financial burden on the owners of the structure.	Following review it is recommended that this structure remains on the RPS based on its architectural
2557	Record of Protected Structure No. 01018	Draft Record of Protected Structures no. 01018 : The submission raises concerns about the effect of the designation on sale value and that it might restrict or affect future alteration, if any, to the rear or interior of the property. Seeks confirmation that the designation does not include the interior.	Following review it is recommended that this structure remains on the RPS based on its architectural merits and historic associations as old Post Office. It is recommended that the owner of the structure should be advised to seek a Statutory Declaration in order to clarify which works require protection.
2559	Record of Protected Structure No 00915	Draft Record of Protected Structures no. 00915 : The submission points out that the notification letter was addressed incorrectly and objects to the inclusion of the structure on the draft record until such time as the documentation is in order.	Following review it is recommended that this structure be deleted from the RPS as it may be more suited for inclusion as part of Architectural Conservation Area.
2560	Record of Protected Structure No 00159	Draft Record of Protected Structures no. 00159 : The submission objects to the inclusion of the structure on the draft record on the grounds of: lack of prior consultation; infringement of property rights; devaluation of property and the poor level of grants available.	Following review it is recommended that this structure is deleted from the RPS as it does not merit inclusion on the Record.
2562	Record of Protected Structure no. RPS 00793	Draft Record of Protected Structures no. 00793 : The submission asks for clarification on which elements are worthy of inclusion in the draft record. Requests that the County Council takes steps to substantially grant aid any work that is needed (as a precondition for giving assent to inclusion in the draft record).	Following review it is recommended that this structure remains on the RPS. The Council is unable to guarantee funding, as there is limited funding available and the scheme is run on a competition basis. It is recommended that the owner of the structure be advised to seek a Statutory Declaration in order to clarify which areas are protected.

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Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

2616	Record of Protected structure No 00443	Draft Record of Protected Structures no. 00443 : The submission raises concerns that structures may become sterilised by protected structures process as currently set up. Makes the point that buildings may need to evolve over time and adapt to contemporary living requirements and that owners of structures should be approached as potential allies instead of placing restrictions and obligations on them. Submitter hopes to see the Council working with the owners towards the common goal of allowing the structure to evolve in a sympathetic manner.	Noted. The RPS is a statutory function of the Council, which requires written notification. While prior consultation would be ideal it does not have the resources to provide this service.
2624	Record of Protected Structure no. RPS 01210	Draft Record of Protected Structures no. 01210 : The submission objects to the inclusion of the structure on the draft record on the grounds that the notification does not specify what merit the house has for inclusion.	Following review it is recommended that this structure is deleted from the RPS as it does not merit inclusion on the Record.
2672	Record of Protected Structures - no. RPS 00282 Clydaville House, Mallow, Co Cork	Draft Record of Protected Structures no. 00282: The owners wish to demolish the structure because of the serious nature and extent of damage to the structural walls and timbers. They request that it be removed from the draft record.	Following review it is recommended that this structure remains on the RPS.
2825	Record of Protected Structures - Ballinwillin House, Mitchelstown - No 00104	Draft Record of Protected Structures no. 00104 : The submission requests a statutory declaration indicating the works that may or may not be carried out without materially affecting the character of the protected structure. The merit of Ballywillin House is not challenged but the submitter queries how much of the surrounding lands are included in the designation and suggests that it be confined to the driveway and the property immediately surrounding the house.	Following review it is recommended that the RPS should be modified to take account of suggested boundary modification. Statutory Declaration will be issued.
2835	Record of Protected Structures - 0444	Draft Record of Protected Structures no. 00444 : The submission fully supports the inclusion of the structure on the draft record.	Noted.

Contd.

Submissions relating to STRUCTURES PROPOSED FOR PROTECTION.

No.	Title	Summary	Response
2847	Record of Protected Structure - no. RPS 00466 - Oriel House	Draft Record of Protected Structures no. 00466 : The submission objects to the inclusion of the structure on the draft record on the grounds that, as a commercial premises, having the property listed would severely handicap the owners rights to develop the business. Requests that the property be removed from the record.	Following review it is recommended that this structure remains on the RPS based on its architectural
2848	Record of Protected Structure - no. RPS 00582 Sacred Heart Church, Ballymore	Draft Record of Protected Structures no. 00582 : The submission requests clarification of what features are to be protected and expresses concern that designation could delay basic remedial and cosmetic work on the church. Points out that as the Church has commissioned, built and maintained these buildings over the years that the Church can be trusted to do likewise in the future.	Following review it is recommended that the structure remain on the RPS. Discussions are ongoing with the church body regarding this structure.
2849	Record of Protected Structure - no. RPS 00190 Ballyclough Castle	Draft Record of Protected Structures no. 00190 : The submission wishes to present no objection to the inclusion of the structure on the draft record.	Following discussion the issues raised have been clarified to mutual satisfaction and it is recommended that the structure remain on the RPS.
2850	Record of Protected Structure - no. RPS 00 829 Bellvue House & Viaduct	Draft Record of Protected Structures no. 00829 : The submission points out that Bellvue House has remained unoccupied since 1966 and is not in good repair. Indicates that neither the owner nor his family have any intention of restoring it.	Following review it is recommended that this structure remains on the RPS. The owner of the structure should be advised that they are not required to restore the structure.
2851	Record of Protected Structure - no. RPS 00418 Reenadisert Court	Draft Record of Protected Structures no. 00418 : The submission points out that the incorrect owner was notified in this case and expresses concern about the impact of a possible planning permission on adjoining / nearby property.	It is recommended that the database is updated and that this structure is included in the next phase of the RPS review.

8 Rural Coastal and Islands

8.1 The following table summarises issues relating to Chapter 8 of the Draft plan.

<u>Rural Coastal and Islands</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Should the plan include more specific policies about the agricultural, fisheries and forestry sectors?	These sectors probably do need more attention in the plan and more appropriate objectives could be brought forward in any modification to the draft.
B	Do the Islands require a Special Local Area Plan?	Under the Act, there is no reason why a special Islands Local Area plan cannot be made. However, experience shows that even though the islands have very special needs, their developmental potential is very much tied in with that of the areas in which they are situated. It is recommended that they be dealt with by giving them special attention within the appropriate electoral area plans.
C	Should more specific attention be given to coastal amenities?	It is considered that this could be dealt with in a more specific way in the various local area plans that include coastal areas.

9 *Land Use and Zoning*

9.1 Although most submissions relating to zoning are concerned with specific pieces of land, a number of general issues have also arisen and these are summarised below.

<u>Land Use and Zoning</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Has sufficient land been zoned for residential development throughout the county?	<p>On a county wide basis the amount of land zoned in the draft plan is certainly sufficient to meet the needs of the population during the lifetime of the plan. As explained in the draft, the special local area plans envisaged for settlements along the rail line may result in further zoned lands in the Metropolitan areas identified for higher levels of growth.</p> <p>It is the intention to ensure that there is five years supply of zoned residential lands at all times during the life of the plan (especially in the Metropolitan area). This will be checked once again when if modifications to the zoning provisions are made.</p>
B	Has the plan identified sufficient brown field sites within settlements for the delivery of residential development?	This has not been quantified in the plan and consideration could be given to making a general assessment of brownfield provision.
C	Are the zoning objectives flexible enough for the new kinds of development that are emerging, especially with regard to employment uses?	The definitions of the various land use categories are considered to be suitable for these emerging uses and the principles behind them would generally guide any new uses that are not anticipated at this time. These sections of the plan could however be made clearer.

10 Local Area Development

10.1 Many submissions have addressed the proposed local area plans and the issues raised are summarised below.

<u>Local Area Development</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Have towns and villages outside the 31 main settlements been ignored in the draft plan?	These settlements have not been ignored. General objectives for settlements of all sizes have been framed with these areas in mind and general objectives for rural areas have also be applied.
B	Should timeframes be indicated for the Special Local Area Plans?	Very rough timetables could be indicated if necessary
C	Can extra special local area plans be added at this stage?	Additional special areas could of course be added but, apart from the ones already identified, it is considered that in general other areas would be well served by being examined in the context of the wider electoral are in which they sit.
D	Is it appropriate to continue to recognise the zonings from the 1996 plan in the smaller settlements until local area plans are completed?	For the smaller settlements, it is generally considered that for the time being the zoning provisions of the 1996 plan as amended do not require amendment. In the main, the majority of zoned lands in these areas have not come forward for development and the challenge of the Local Area Plan (and other initiatives) is to seek to redress this.
E	What kind of consultation will take place during the local area plan process?	The council is committed to carrying out as wide a consultation as possible for the Local Area Plans, in particular by seeking views of the public <u>before</u> the draft plans are prepared (this is over and above the provisions of the new act in relation to Local Area plans).

PART B: Zoning Objectives - Main Settlements

1 Ballincollig

1.1 The issues raised in relation to the zoning objectives for Ballincollig arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Ballincollig and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Community Hall, Ballincollig on Friday 15th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 12th April 2002. Together, the following issues are raised in relation to the town:

Ballincollig	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 1820. To accommodate this growth, the Draft Plan, provides fifteen sites that are the subject of specific zoning objectives for residential development. These sites, together with the new housing proposed as part of the proposals to redevelop the Murphy Barracks (900 units), can accommodate about 3400 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should the area of land between the proposed development boundary to the south of the town and the proposed by-pass be developed?	The Cork Area Strategic Plan recommended that this area should be protected from development so that it can provide some potential for the long-term future growth of Ballincollig beyond 2020. As the immediate development needs of the town can, for the period of this plan, be accommodated on other land, there is no justification for additional zonings in this area at this stage.
C	Is R-11 appropriate for high density housing? Is the access suitable?	This site was zoned for "estate housing" in the 1996 Plan. It is located close to a public transport corridor where Government Guidelines suggest that higher densities are most appropriate and the site has been zoned accordingly. There are two road access points with footpaths from the Inniscarra View Estate. These were designed with the intention of serving this land. In addition, Inniscarra View Estate has two access points, one to the north onto the N22 and one to the Killumney road on the south.

Ballincollig	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Is residential zoning appropriate for R-04? Could a hotel be accommodated on this site?	This site was zoned for commercial development in the 1996 Plan. In this Plan, the zoning is for high-density residential development. As Ballincollig is about to be by-passed and a neighbourhood centre exists nearby, consideration could be given to allowing sufficient flexibility to accommodate either residential or a hotel.
E	Can a satisfactory access to R-09 be achieved?	It is possible to access R-09 from at least four different access points, two within the Muskerry Estate and one each from the Kilmoney road and the connecting road between the Kilmoney road and the N22. The road frontage of the site on both these roads on its southern and western boundaries is such that additional access points if required should not be a problem.
F	Would I-02 be more appropriate for residential and would R-13 be more appropriate for industry?	The industrial and enterprise zoning would be better located closer to the proposed by-pass while the residential zoning would be better accommodated adjacent to the existing and proposed residential zoning (R-14). Consideration should be given to modifying these zonings and to their possible amalgamation with R-14 and O-05.
G	Is the mix of uses, medium density residential, nursing home and playing pitches, in the specific objective of R-14 appropriate?	All the uses referred to in objective R-14 are all required in this area. Greater flexibility in the final layout of the area could be achieved by the amalgamation of this zoning with other adjoining land.
H	Should O-05 be extended eastwards?	This area of open space around the castle is important. It provides for recreation as well as access to the historic structure. This may be most effectively provided, by incorporating the open space with new residential development on adjoining zoned land.
I	Should the land zoned for the cemetery extension be rezoned for residential use?	The larger part of this site has been zoned since 1996 as an extension to the cemetery. This site is the only one immediately adjacent to the cemetery and not separated from it by a road.
J	Should lands zoned as open space in the draft plan be rezoned as residential?	The lands zoned O-01 and O-02 in the draft county development plan serves a large area of permitted and proposed residential lands and also provides a buffer between residential areas and industrial uses on the western boundary of the site.
K	Does R-05 create a traffic hazard and is adequate open space provided?	These lands were zoned in the 1996 CDP. There is ample open space adjacent to the site, including the Ballincollig regional Park.

Ballincollog	<u>Summary of Issue Raised</u>	<u>Response</u>
L	Does the plan for Murphy's Barracks site have sufficient land zoned for community and recreational use?	The IAAP proposes a mix of uses including healthcare, community facilities and open space uses.

1.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Ballincollog. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Ballincollog

No.	Submitter	Submission Title	Summary
2001	The Moloney Family	Lands adjacent to the Model Farm Road and the Kilumney Road	Requests rezoning for residential use on grounds of: past permission for housing; appropriateness of site for residential use; unfairness of site history; alternative site available for the cemetery extension for which this site is zoned.
2005	Beech Road Residents Association	Proposed Two Walkway Access Points from Beech Road, Muskerry Estate to the proposed housing in adjacent fields.	Submission refers two two walkway access points zoned in the 1996 Development Plan. The residents are opposed to the inclusion of these walkways in both the 1996 Development Plan and the Draft Plan. They want the walkways immediately removed from the Development Plan.
2042	Classes Lands Ltd	Lands at Classes Lake, Ballincollog	Submission requests that land be zoned for residential rather than open space as it is in the Draft Plan. The land in question is part of a much large site (made up of a number of planning applications by the same owner - Classes Land Ltd) which is either developed, under construction or has planning approval.
2075	Ms. Margaret Sullivan	Traffic in Ballincollog	Concern is expressed about 'opening up of Hawthorne Avenue into the Poulavone Roundabout' on grounds of traffic hazard to children at nearby nursery school. Suggestion is also made that it would be preferable to extend the cemetery westwards, rather than eastwards.
2134	Mr Vincent Crowley	Observation on Ballincollog Bypass Project	This is a query in relation to the proposed Ballincollog By-pass and the Inniscarra View Estate - failure of the NRA to access the site in question.
2154	Inniscarra View Residents Assoc.	Petition from Residents of Inniscarra View re Site R-11, Ballincollog	Petition of around 110 signatures from local residents objecting to access to the site being taken via Inniscarra View on the grounds that the traffic generated would cause chaos in the existing estate, and to high density development on the grounds that apartments or high density development is out of keeping with the locality.
2174	Mr Gerard Corkery	Lands at Ministers Cross	Argues for zoning of the land for unspecified

Land Use Zoning Submissions: Ballincollig

No.	Submitter	Submission Title	Summary
		Model Farm Road Cork	<p>(presumably industrial) development on grounds:</p> <ul style="list-style-type: none"> · Self-contained and serviceable block of land · Well related to IDA site and CIT, potentially providing access to these · Farming no longer viable · Will complete development and 'represent finality' to development pressure in the area · Could provide route for Northern Relief Road · Guarantees a built environment for whole block of land · Modest in scale and consistent with
2190	Ms. Norah M. Barry	Lands at Ballincollig, Co. Cork	<p>Wishes the Draft Plan to facilitate the proposed construction of a bungalow on a site currently identified as A2 greenbelt. The person making the submission does not live within that A2 zone and therefore would not benefit from the exceptions provided in the Draft Plan. It is argued that people should be allowed move not only within A2 areas but from one A2 area to another.</p>
2272	MHL & Assoc	Zoning of lands at Ballincollig Castle	<p>Submission refers to a 8ha site just south of development boundary and adjacent to Ballincollig Castle. An industrial use proposed. In addition, the submission requests that green area (O-05) be changed to exclusion area. Submission notes approx 39 ha for Office based industry (incorporating green area) adjacent castle and proposed access route U-06. It is proposed (as an option) to link the site to the By pass.</p> <p>Basis of submission is a) interest from a number of parties in locating at this site, b) Council have commissioned foul system to serve lands in this area, (also studies into SWT have been carried out), c) by pass will reduce traffic on Kilmoney Road, d) proposal would be constructed on a phased basis and at little expense to Council, e) potential for employment would increase, prompting further development of residential lands and serviced based sector, f) alternative is loss of major employer in Cork area, g) Site indicated is more suited to industry than the site located on the ring road (not clear what is referred to) and detachment from town, direct link to by pass and the possibility of future expansion enhances suitability over other lands, h) landowner seeking to have lands developed, preservation of castle lands would be incorporated into the development off the site.</p>
2296	Mr Con Corcoran	Lands at Inniscarra	<p>Proposes zoning for residential of 1 acre site at edge of built development and zoned as open space in the Draft Plan, on grounds that there was a previous planning permission (now lapsed) for residential development, and there is a current outline planning application for</p>

Land Use Zoning Submissions: Ballincollig

No.	Submitter	Submission Title	Summary
			residential development. The writer mistakenly believes the site has been transferred to green belt in the Draft plan.
2313	Manor Hill Residents Association	Lands at Carrigrohane Co Cork	Submission relates to R-05 a 1.7 ha site zoned for residential at Poullovane, Ballincollig (adjacent Manor Hill Estate). Objection based on: proposed development of lands could not be serviced from traffic safety viewpoint. The proposed access is through the Manor Hill estate, which is inadequate to serve existing estate, due to inadequate width (6m) and on street parking. Increased traffic would result in hazard Adequate open space for the manor Hill estate have not been provided. The open space shown as part of Manor Hill Estate planning permission (ref 2232/89) has never been provided and therefore there has been a significant amenity deficit. Accordingly open space has been confined to marginal areas adjacent road network. Further access through estate will heighten danger to children.
2314	Niamh M. Murphy	Lands at Roseanne, Collymurraghue, Carrigrohane, Co Cork	Land has had a planning refusals and Bord Pleanala refusal for a house in green belt. Decision is inconsistent because proposed site is below others that have been approved and that the zoning should be A3
2325	Tim Walsh & Ballycummin Construction	Lands at Grange, Kilumney Rd, Ovens, Cork	Submission requests that the land be zoned for development in the Development Plan.
2355	Mr Winston Hobbs	Lands at Castle Road, Ballincollig	Submission claims that land has benefit of permitted industrial usage and feels that the proposed 'existing residential' zoning is inappropriate and that it should be zoned existing industrial. It is claimed that this site was zoned for commercial usage and which is now zoned for residential. It is argued that the site has full planning permission for the truck depot usage and is concerned that the zoning will affect the business.
2381	Mr Winston Hobbs	Lands at Maglin Bridge, Ballincollig	Submission asks if lands at Maglin Bridge, Ballincollig have been rezoned from greenbelt to residential and asks for confirmation that this is so.
2402	Mr Dan Carroll	Lands at Ballincollig	Submission requests that lands at Ballincollig be rezoned from industrial to residential on the grounds that: extra residential land is required to accommodate Ballincollig population growth; the development boundary is drawn too conservatively which leaves a strategic land reserve for further residential development; the proximity of the site to established and new residential areas renders it suitable for residential development.
2442	Ballincollig Social & Community Sector	Lands of former Murphy Barracks Ballincollig	Proposes zoning of part of former barracks site for uses associated with youth and sport; childcare, playschool and crèche; educational, training, welfare, administration;

Land Use Zoning Submissions: Ballincollig

No.	Submitter	Submission Title	Summary
2452	Mr Thomas Scannell	Query re zoning R11, Ballincollig	<p>community/social retail. Suggests site is ideally suited to these uses; makes good use of river/canal for boating etc.; such facilities are needed in the town.</p> <p>Submission seeks clarification on density of development and question of overlooking on lands zoned R-11</p>
2499	Gable Holdings	Observation to Draft Plan	<p>This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan.</p> <p>Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it.</p> <p>Suggested re-wording in relation to</p>
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's.</p> <p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2660	Ms Merle Jean Tanner	Lands at Lisheens & Greenfields, Ballincollig, Co Cork.	<p>Request that land to the South of Ballincollig be zoned for residential development, on grounds of the need for more development land in the town, and the negative effect that the proposed bypass will have on the suitability of</p>

Land Use Zoning Submissions: Ballincollig

No.	Submitter	Submission Title	Summary
			the land for agriculture.
2667	Mr Leo O'Brien	Lands at Carrigrohane Castle, Cork	Proposes residential zoning of parts of land associated with the castle, on grounds that green belt boundary cuts through the property; there is an existing planning permission on part of the site; development would be to highest standards, compatible with the character of the site, and with objectives of County Development Plan; considerable housing development has been carried out in the vicinity; there is a shortage of suitable
2731	Classes Lands Ltd	Lands at Classes Lake, Ballincollig	Requests to change from open space to medium density residential. Reference is made to CASP, the Housing Strategy, Residential Density Guidelines, the Draft Plan and other general planning principles in support of the proposal.
2742	Raymond Duggan	Lands adjacent to Inniscarra View Estate, Ballincollig R-11	Submission on behalf of local residents objecting to high density development on grounds that it would be out of keeping with existing development adjacent and may result in overlooking and overshadowing. Also highlights problems with roads into and through existing estate, presumably implying that these would be unsuitable to access the zoned site. Suggests that access via the new by-pass link road might be the most logical means of access to the zoned site.
2754	Mr & Mrs Pat Healy	Lands at Maglin, Ballincollig	Request to zone land outside the development boundary to the south of Ballincollig for high density residential development along with an area of Open Space (which encompasses proposed NHA). Argued that this zoning would help accommodate the projected growth in Ballincollig.
2755	The Moloney family	Re zoning of lands at Carrigrohane, Ballincollig	Proposes 5ha site for residential use at Carrigrohane, Ballincollig. This site is zoned as R-11 (high density) and E-01 (cemetery extension) in the Draft Plan. The portion identified as E-01 was also zoned this use in the 1996 Development Plan. It is claimed that "This was contrary to what had been agreed during the sale of the land for road building purposes, where it was understood that the lands would remain 'residential'". Proposes E-01 site be zoned similarly to R-11, on grounds of pressure for development in Ballincollig and need for additional sites as zoned land has not been released; Cork Area Strategic Plan projects a need for 2,500 dwellings whereas plan includes 2,123 up to 2011; site is strategically located; will provide relief to current pressure as lands will be released immediately; accessibility, adjacent Ballincollig, educational facilities and transport modes; cemetery use not appropriate to strategic location and alternative new site at Ardrostig/Garrandarragh should relieve necessity of further extension.

*Part B: Zoning Objectives – Main Settlements***Land Use Zoning Submissions: Ballincollig**

No.	Submitter	Submission Title	Summary
2756	Mr Thomas Murphy	Rezoning at Carrigrohane, Ballincollig	Objects to R-05 zoning at Manor Hill, Ballincollig, on grounds that proposed development could not be serviced from a traffic viewpoint in a safe manner; adequate open space provision for the Manor Hill Estate has not been provided. The open space which was to be provided as part of the permission for Manor Hill has never been provided and therefore marginal lands used.
2760	Mr MI Murray	Lands at Innismore., Ballincollig	Proposed rezoning from high density residential (apartments) to mixed-use commercial/residential incorporating drive-through restaurant and Montessori School, on the grounds that the site is in an established commercial/community uses area; would not impinge on amenity of adjacent residents; these services are under supplied; restaurant would serve nearby residents and
2767	The Moloney Family	Lands at Cash Road & Kilmoney Road, Carrigrohane, Ballincollig, Co Cork	Requests that lands at Cash Road and Kilmoney Road, Carrigrohane Ballincollig be changed from greenbelt to residential on the grounds that proposal is supported by the Housing Strategy, the Cork Area Strategic Plan and Draft Plan; the development would relieve pressure for housing in Ballincollig; and is convenient to CIT.
2841	Mr Michael Twohig	Lands between Inniscarra View and St Olivers Cemetery	Objection to any proposal for access to zoned high density housing site Ballincollig R-11 being taken through existing adjacent housing estate, on grounds that problems already experience with high speed through traffic; hazard to resident children and those using creche and Montessori school.
2853	Tesco Ireland Ltd	Issues relating to Retail	<p>Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows:</p> <p>Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision. Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to</p>
2922	Cork County VEC	Issues relating to Ballincollig (part of 2666)	Vocational Education Committee notes that the projected increase in population is likely to have a significant impact on the need for school places at all levels.
2943	Mr & Mrs Pat Healy	Lands at Maglin Ballincollig (part of 2754)	Relates to land outside the development boundary to the south of Ballincollig, and

Land Use Zoning Submissions: Ballincollig

No.	Submitter	Submission Title	Summary
2949	Ms Merle Jean Tanner	Lands at Lisheen & Greenfields, Ballincollig, (part of 2660)	proposes zoning land for Enterprise / Employment use. Request that land to the South of Ballincollig be zoned for residential development. A number of issues are raised to support the request , including the need for more development land in the town, and the negative effect that the proposed bypass will have on the suitability of the land for agriculture.

2 Bandon

2.1 The issues raised in relation to the zoning objectives for Bandon arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Bandon and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Munster Arms Hotel, Bandon on Wednesday 3rd April 2002. In addition, the Councils' Electoral Area Committee met on Friday 5th April 2002. Together, the following issues are raised in relation to the town:

<u>Bandon</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 570. The Draft Plan provides seventeen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1884 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Are sites that were zoned in the 1996 Plan (R-05, R-08 & R-12 in particular) any more likely to come forward for development in this plan?	Sites R-05 and R-08 are on steeply sloping land that is likely to be more expensive to develop than some other locations. However, similar difficulties do not affect site R-12. The increased densities generally proposed in this plan will enable abnormal infrastructure and construction costs to be spread amongst a greater number of dwellings thereby improving the viability of sites that are more difficult to develop.
C	Does the Draft Plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the steeply sloping valley sides of the Bandon River or on the ridges above the town. Recognised areas of Scenic Landscape are also avoided.
D	Should new housing development be allowed on land zoned in the Draft Plan for Food Related Industry (I-01)?	This site is the subject of a specific zoning objective for "Food related industry" because it provides the most appropriate opportunity for the expansion of existing food industry on the adjoining site to the north. As there is no shortage of zoned land for new housing, the most appropriate zoning for this site is to provide long-term expansion potential for one of the towns' important industrial undertakings.

Bandon	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Should new housing development be allowed on land zoned in the Draft Plan for Open Space (O-01)?	This site is zoned for open space to provide new recreation facilities (including playing pitches) in this area. Used in this way, the site will also form an important “buffer” between the proposed industrial area to the northeast and the existing housing area to the southeast.
F	Is there a need to provide high quality accommodation for Golf or tourism generally?	The Draft Plan does not include any specific zoning objectives for hotel or tourist accommodation in Bandon. Such proposals would be generally appropriate in existing or proposed town centre areas. Outside the town, it may be appropriate to make provision in future Local Area Plans.
G	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Bandon. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.
H	Examine the possibility of a second river crossing.	The need for a second river crossing will be largely determined by traffic and highway considerations. A submission proposing development to the east of the town included provision for a crossing but at this stage it is not considered as the appropriate location.
I	Should Retail/Commercial development be allowed on land zoned in the Draft Plan for residential use (R –11)?	This site has been zoned for high density residential development with town house frontage to Connolly Street and allowing for a way leave for the public sewer and for car parking to the rear. This is considered the most appropriate use for this site because of its location and constraints.

2.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Bandon. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Bandon

No.	Submitter	Submission Title	Summary
2027	Mr Ted Hallissey	Request for residential zoning at Knockbrogan Bandon	Argues appropriate for housing on grounds of proximity to town centre and other amenities and the development would be infill because of the amount of development around the site.
2039	Mr Joe McLaughlin	Zoning of property at Connolly	Request to change zoning from residential as

Land Use Zoning Submissions: Bandon

No.	Submitter	Submission Title	Summary
	MRCVS	St Bandon	in the Draft Plan to commercial.
2188	Mr. Michael F. Lordan	Rezoning of lands at Curriclogh, Bandon, Co. Cork	Request for high density residential.
2228	Noreen Lehane	Request for residential zoning at Kilbrogan Bandon	Site 2ha just north of Bandon Development Boundary at Kilbrogan. Seeks zoning for residential use.
2238	Mr Ger Long, Town Clerk	Issues relating to Bandon	Concern in relation to inadequate amount of land zoned for housing within Bandon and that not all of land zoned residential will become available. Proposal that all areas suitable for housing within the town boundary should be zoned for housing. Proposal for a second foot bridge should be included in the town plan. Amenity walks outlined in the plan will be of great benefit, and the completion of the Outer Relief Road from the Kilbrittain Road to Old Chapel should be made a priority - also Traffic Management within the town. More listed buildings should be included for Bandon town.
2414	Charlie Ryan	Rezoning of lands at Knockbrogan, Bandon, Co. Cork	Request change of zoning from established agriculture to residential. The site is on the outskirts of the town of Bandon. It is close to a largely existing residential area. Safe road access and proper services will be available to the site. The site if developed will contribute to the urban landscape of the town. "This site serves no useful purpose as an open green area."
2521	Mr Louis Murphy	Lands at Monarone, Bandon	This submission re-iterates a previous pre draft submission (ref. 00916) to zone land for industrial / commercial / residential use. It is suggested that the western section of the site is suitable for 'Industrial/Warehousing/Commercial' based on its proximity to existing commercial enterprises, whilst it is suggested that the eastern section is suitable for residential use due to proximity to certain facilities and services, and is well drained. It is also suggested that the site is relevant to general objectives with regard to the prevention of sporadic development and the encouragement of in depth housing.
2522	Mr John O'Driscoll	Lands for rezoning at Knockbrogan, Bandon	Request to zone a 3.5 ha site for residential use at Knockbrogan on north side of Bandon. Site is included as Scenic Area. A small portion of the site has been included as R-02. This was not in the last plan. Submission argues for inclusion of site based on: a) close proximity to Bandon and services and facilities, b)lands served with electricity, water and sewer, c) land is suited to development, d) great demand for land, e) in keep with tenor of dev plan including encouragement of in depth development in settlements.
2524	Mr Joe Burke	Lands at Coolfadda, Bandon for residential zoning	Request to zone a 11 ha site for residential use at Coolfadda adjacent development Boundary. Submission based on a) non viable

Land Use Zoning Submissions: Bandon

No.	Submitter	Submission Title	Summary
			nature of farm, b) family not interested in farming, c) demand for housing land in Bandon, d) much zoned land not available for sale, e) services available, f) roadline suitable for development and alternative entrances available, g) site adjacent Bandon.
2525	Fiona & Marshall Craig	Lands at Coolfadda, Bandon	Related to a pre draft submission (ref. 0005BN). Request low density residential development (12 - 15 houses in all). The land is close to Bandon town and is serviced by Public water, Public sewer and electricity. Schools and hospital within close distance. Bus service available. Although not zoned in the 1996 Development Plan the site was within the development boundary for Bandon.
2527	Catherine Murray	Lands at Coolfadda, Bandon	Related to a pre draft submission (ref. 00928N). The land is close to Bandon town and is serviced by public water, public sewer and electricity.
2529	Dan & Donal Murphy	Request for residential zoning at Knockbrogan, Bandon	A 17ha site located north east of Bandon town centre at Knockbrogan. Southern portion of site (4ha) identified as R07, remainder scenic area. Submission based on: suitability of lands for medium density development; land is essentially infill: strong demand for housing land in Bandon; services available.
2561	Mr Fergus Applebe	Extension Bandon Town Boundary & Designation of Scenic Landscape	Request to zone lands to the south west of Bandon for residential development, alteration of the development boundary, and a change to the scenic landscape designation. Suggests medium density residential zoning will incorporate improved access and retention of existing trees, and an area of land be maintained with the existing agricultural use. Argues that the designation as scenic landscape is not appropriate for the site; there is a need to cater for the future growth in population expected for Bandon; and that the land has an excellent location and can be serviced easily.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more)

Land Use Zoning Submissions: Bandon

No.	Submitter	Submission Title	Summary
			<p>2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition.</p> <p>3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.</p>
2639	Mr Finbarr O'Brien	Lands at Kilbeg, Bandon	<p>Refers to 25 ha land at Kilbeg Bandon running from Crossbarry Road down to Bandon River. The site includes O-01 and I-01. Raises concern at 'scenic landscape' designation which up to the last plan was largely zoned agricultural. Argues that this designation is not warranted as the farm is not part of the Bandon River valley and status should be returned to agriculture. Field zoned '02 or sports' is what remains of old rugby pitch, remaining portion would make natural extension to existing estate as it has services and access and could provide access to council owned lands.</p>
2659	Mr John O'Leary	Lands at Coolfadda, Bandon	<p>Proposed lands were within the development boundary of the 1996 Plan (though not zoned for any purpose). It is argued that the lands should be zoned for residential development on grounds that the lands were previously within the development boundary of Bandon; are serviced; complies with goals and principles of the plan; site is adjacent IDA lands and would therefore facilitate sustainable transportation patterns; and site is adjacent to Laural Walk</p>
2674	P.J O'Driscoll	Lands at Coolfadda, Bandon, Co Cork	<p>Removal of open space zoning and amenity walk. Requested zoning (if any) not specified</p>
2728	Blandcrest Ltd	Lands at Cork Road, Bandon, Co Cork	<p>Proposes rezoning from high density housing to business and enterprise with retail (though the submission concentrates on commercial/retail). Argues that insufficient land has been zoned to meet commercial needs of Bandon; site was previously effectively zoned commercial; not all retail development can be accommodated in the town centre; etc.</p>
2758	Fleming Construction Ltd	Lands at Ballylangley, Bandon	<p>Requests that a designated access road (identified on the submission map) from the Cork road to the site (R-09) be shown on map 2-2 ,Bandon,Vol 111.</p>
2775	Mr Seamus Lombard	Lands at Roundhill, Bandon, Co Cork	<p>Proposes 0.25ha site for residential use at Oldchapel outside Bandon, on grounds that the land is fully serviced, adjacent existing development and facilities, and suitable for development which would not alter character of village, and that demand exceeds supply in the Bandon area.</p>
2837	Ms. Toni Kelly	Issues relating to Bandon, Co. Cork	<p>Notes that the sewerage system is inadequate for Bandon; need a 'North' ring road around Bandon; important that a Material Recycling facility is included in the plan for the Bandon</p>

Land Use Zoning Submissions: Bandon

No.	Submitter	Submission Title	Summary
2853	Tesco Ireland Ltd	Issues relating to Retail	<p>area. General points: a) complimenting PPU on broadminded far reaching development plan, b) need to have independent planning system,</p> <p>c) design guides crucial, and d) need to keep public informed on the plan.</p> <p>Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows:</p> <p>Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to</p>
2879	Edward O'Driscoll	Lands at Allen Square, Bandon	<p>Objects to site (1ha) adjacent Allen Square being zoned U-02 which states 'develop pedestrian walk along river bank to town centre'. Requests instead that land be zoned for high density residential development with the healthy mature trees along all boundaries to be retained and enhanced. The submission argues that this would be consistent with the Housing strategy, residential density guidelines and the Cork Area Strategic Plan.</p>

3 Bantry

3.1 The issues raised in relation to the zoning objectives for Bantry arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Bantry and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the West Lodge Hotel, Bantry on Thursday 14th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

Bantry	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 470. The Draft Plan provides fifteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1964 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Is it appropriate to provide some land for lower-density residential development?	The Governments' Density Guidelines suggest that development at net densities of less than 20 dwellings per hectare should not, generally, be encouraged. However, some allowance is made for lower densities at the edge of built up areas and in villages particularly as an alternative to individual houses in the countryside. In Bantry, four sites are zoned for low-density residential development in the Draft Plan (R-01, R-11, R-14 & R-15). Given the surplus in housing capacity in Bantry, it could be appropriate to consider lower densities on a limited number of the existing undeveloped medium density zoned areas at the edge of the town but there is no justification for additional zoning.
C	Has adequate provision been made for retail and commercial development?	Until the Council's Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development.
D	Should land be zoned for commercial, retail, or light industry along the route of the proposed Bantry Relief Road (U-04)?	The eastern part of this route is set in steeply sloping valleys and may be an inappropriate location for new development. The western section of the route of this road could be environmentally sensitive to development. Ample land is provided elsewhere for industrial development.

Bantry	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Does the Draft Plan provide adequate protection for the landscape setting of the town?	Bantry Bay is an area of noted international scenic importance and care should be taken so that development in and around the town of Bantry does not adversely affect this asset. In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming steeply sloping valley sides in or near the town or on the ridges above the town. Recognised areas of Scenic Landscape are also avoided.
F	Should site R-04 be zoned for recreation use only?	Site R-04 is in fact primarily open space, made up of tennis courts and other open space. It is located immediately south of an existing housing estate that has no open space of its own. Consideration could be given to changing the designation of this site to reflect its existing use as Established Open Space.
G	Should areas for housing for the elderly be identified close to the town centre?	The Draft Plan has no site specifically zoned for housing for the elderly. The sites that are zoned for residential development in the Draft Plan can be developed for housing specifically for the elderly if required.
H	Should an airport be provided in Bantry?	The Draft Plan does not zone any sites throughout the County for new airports. It would be for the appropriate national authority to identify the need for such a facility.
I	Has adequate provision been made for Industrial development?	The Draft Plan provides four sites that are the subject of specific zoning objectives for industrial development. These sites measure 33 hectares, are in a range of locations and have the potential to attract a variety of industrial type uses.
J	Is it appropriate to develop the pier and adjoining area on the north side of the harbour for a mix of harbour, marine and leisure uses as proposed in objective C-01?	The intention here is to create a planning framework that will allow this pier and the adjoining land to develop as a traditional mixed use pier and harbour area to meet the operational requirements of both fishing boat operators and leisure sailors in a manner that would also be attractive to land based visitors. The topography acts as a constraint on the area of land available. Care will need to be taken to prevent one group of uses dominating the operational needs of another. Consideration should be given to zoning additional land elsewhere to help meet the needs of the fishing industry for storage and repair facilities.

Bantry	<u>Summary of Issue Raised</u>	<u>Response</u>
K	Is the reservation of site I-04 for Office Based Industry unnecessarily restrictive?	There are 3 other sites zoned for the broad range of industrial uses, ranging from industrial estate development, to a large single industrial operation. This is the only site zoned for enterprise uses that in their nature require high environmental conditions. It is considered to be the most appropriate of the zoned sites for such development.
L	Is residential development appropriate at Caherdaniel East?	There is no land zoned for residential development at Caherdaniel East that lies outside the area where zoning maps are provided in this plan. Zoning maps may be provided as part of future Local Area Plans.
M	Should the Mercy Convent lands be zoned for development or other uses?	The location of institutional lands and their scale is important in determining what future use they may be put to. Consideration should be given to the most appropriate use for the buildings and the site.
N	Does the Draft County Development Plan provide adequate land for the development of new schools to serve the planned increase in population?	The VEC has identified a potential site for a new school to replace the existing two schools. Consideration should be given to zoning a site for this purpose and to the redevelopment of the two existing sites.

3.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Bantry. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Bantry

No.	Submitter	Submission Title	Summary
2006	Dromleigh South Residents Assoc.	Objecting to Submissions Nos 1449, 1774 and 1793	Comprehensive objection to a pre-draft submission for housing. On the grounds of destruction of the general amenity area
2007	West Lodge Hotel	Development of Inn Style hotel, Bantry	Want to supplement tourist facilities in Bantry. New hotel will increase the delivery of more tourists to the area and increase employment No mention of tourism in the Bantry area in the draft development plan (except section 3.2.6) Would fit in with existing zoning of office
2034	Mr Ollie Dwyer	Development of Holiday Cottages at Ropewalk, Bantry	Submission based on the fact that there are no existing holiday cottages in Bantry, the site is close to existing Westlodge Hotel and there is a need for this type of tourist activity.
2159	Mr John Costigan	Rezoning of land at Bantry	Proposed residential development. It is

Land Use Zoning Submissions: Bantry

No.	Submitter	Submission Title	Summary
			suggested that the site could be serviced from adjacent development.
2171	B & C O'Sullivan	Review of zoning at Church Rd. Bantry	Submission requests that a proposed zoning be changed from existing agriculture to Industry/enterprise, thereby enabling the construction of a storage shed for Machinery/Mari-culture related uses.
2203	Mr. Sean Casey	Rezoning of lands at Seafield, Bantry, Co. Cork	Submission requests land be zoned from agriculture to residential. A pre draft submission has been received on this site.
2270	Mr Noel Walsh	Lands at Donemark, Bantry	Request land be zoned for low density housing. There is a shortage of good quality sites in the Bantry area The property is located in a "residential " area and safe access is provided.
2293	Old Barrack Road Residents Group	Lands adjacent to Old Barrack Road, Bantry	Request that the density of R-08 in Bantry be changed from medium density to low density. A number of points are made to support the request: access is limited; density for R-08 in Draft Plan is simply too high; and, from a tourism point of view, medium density on this site would be detrimental to the unique setting of the town.
2295	Rearour East Resident Assoc	observation on residential zoning in Bantry R-04	The Reenrou East Residents Association requests that residential zoning R-04 be removed, and replaced with an open space/amenity zoning. Reasons (1) Currently serves as an amenity area, (2) Proposed plans for a neighbourhood scheme for the area are at a planning stage, (3) "Current planning regs require significant amenity provision" and (4) Increased residential development in the area would add to the growing traffic problems of the area.
2359	Mrs Madeline Scully	Lands at Dromboe, Bantry	Proposal for low density residential development based on the following comments; lack of availability of sites in Bantry, Zoning of this land would provide for lack of sites, Water and sewerage are available on the edge of the public road near the lands
2362			Bantry Town Council Issues relating to Bantry Town Proposed changes to draft plan zonings in Bantry: (1) Cnoc na Muck area between R07and R10 and part of Mr Richard Deasy's Land on the western side of the Relief Road to be zoned for low density residential. (2) C-01 Proposed Harbour, Marine & Leisure Development to include temporary halting site. (3) R10, R11, R09 Medium Density Residential Development to facilitate School/Sports Complex.
2445	Murnane & O'Shea Ltd	Lands at Dunbittern East Bantry	Request extension to I-02 in Bantry and a change of wording to the specific objective to include Light Industry and Warehousing.
2466	Mr Oliver Dwyer	Lands at Ropewalk, Bantry,	This submission is the same as a pre draft submission (011432BY).The site is adjacent

Land Use Zoning Submissions: Bantry

No.	Submitter	Submission Title	Summary
2469	Mr John Murphy	RE zoning lands at Rope Walk, Bantry	to the Bantry town development boundary. Claims that the land is suitable for a managed holiday complex and an agreement has been made that the patrons of this complex avail of the facilities in the nearby West Lodge Hotel. It is suggested that Bantry lacks quality tourist facilities and a "4 star" managed holiday cottage complex adjacent to the West Lodge hotel would help tackle this deficiency.
2493	Bantry Estates Co.	Lands at Bantry House	Requests land be rezoned from agriculture to tourist related development and accommodation.
2494	Mr Jud Weiner	Rezoning of lands at Bantry	Requests land be rezoned from Open Space to short term holiday home accommodation.
2617	Sister of Mercy	Lands at Sisters of Mercy at Bantry Co Cork.	The convent and land in question are under the ownership of the Sisters of Mercy. The convent can accommodate up to thirty persons and the present size of the congregation is six. Requests that the convent and curtilage be rezoned to commercial to allow development of a guest house, small hotel or office use. Request that remainder of the land be given a residential zoning and at the same time enabling the Sisters of Mercy to construct smaller and more suitable accommodation..
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.

Land Use Zoning Submissions: Bantry

No.	Submitter	Submission Title	Summary
2761	Richard Deasy	Lands at Knocnamuck, Bantry, Co Cork	Requests admendments to correct alignment of the proposed relief road. Proposes residential development of 1.6 ha on the northwestern part of the site with frontage onto the Church road, and 1.1 ha in the southwest corner of the site with access from the proposed relief road; commercial development of 1.7 ha to the east of the relief road with direct access from the relief road; reservation of 2.1 hectares on the more elevated and exposed part of the holding as public open space to provide a pedestrian link between the convent grounds and the residential areas.
2920	Mr Noel Walsh	Lands at Donemark, Bantry (part 2270)	Request land be zoned for low density housing. There is a shortage of good quality sites in the Bantry area The property is located in a "residential " area and safe access is provided.
2923	Cork County VEC	Issues relating to Bantry (part of 2666)	Part of a series of education related issues and zonings throughout the County, made by the County Cork VEC. With regards to Bantry, it is stated that preliminary work has started on the planning of a new post-primary school to replace the existing two post-primary schools. A potential site has been identified.

4 Blarney

4.1 The issues raised in relation to the zoning objectives for Blarney arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Tower and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Christy's Hotel, Blarney, on Friday 22nd March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 23rd April 2002. Together, the following issues are raised in relation to the town:

Blarney	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	The Cork Area Strategic Area Plan allocates very little growth to Blarney town itself but nevertheless the Draft Plan provides four sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 825 new dwellings. This is considered sufficient for the development needs of the town over the plan period. Further growth may be possible in accordance with a Special Local Area Plan associated with the re-opening of the railway station and the development of suburban rail services.
B	What will the implications of the Special Local Area Plan be?	The Special Local Area Plan will set out proposals to develop the potential of the town for the level of growth envisaged by the Cork Area Strategic Plan including additional housing and park and ride facilities. This is considered to be dependant upon firm proposals to re-open the railway station emerging from the Rail Study into the Blarney to Midleton/Cobh route.
C	Has the Draft Plan made any provisions to relieve the congestion in the town centre relating to the existing supermarket?	Provision has been made for a retail component on land to the eastern side of the town; specifically site R-04 in the Draft Plan. The Cork Area strategic Plan proposes that an Integrated Local Transport Plan be undertaken for the Blarney area.
D	Is it possible to open the railway station but not have any further residential growth in Blarney?	It is unlikely that the present level of population will be sufficient to justify the level of investment necessary to re-open the station and provide a commuter style train service. However, if as a result of the Rail Study it is decided that the railway station will re-open, further development will be proposed to sustain this investment and this will be considered in the Special Local Area Plan.

Blarney	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Does the draft plan provide an adequate supply of land for industrial/enterprise uses?	Site I-01 is zoned for office based industry and consists of 35 ha. No other lands have been zoned for industrial/enterprise use pending the commencement of the Special Local area Plan.
F	Is adequate land zoned for recreation and open space uses?	Provision has been made for two large open space and recreation sites together with amenity walks and scenic landscape designation, all of which are important to the tourist function and landscape setting of Blarney.
G	Does the draft plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the scenic setting of the town. Recognised areas of Scenic Landscape are also avoided. In the Draft Plan the Green Belt now encompasses Blarney and this will help in preserving the distinctiveness and attractiveness of the town.

4.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Blarney. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Blarney

No.	Submitter	Submission Title	Summary
2052	Mr Michael Foody	Re zoning at Blarney	Inclusion of land for investigation for leisure activities and other related uses (railway station) for the Local Area Plan.
2099	Ms. Eleanor McNamara Taylor	Issues relating to Blarney	Objection to proposed zoning at Stoneview, Blarney. It is argued that the road structure is inadequate to deal with the additional traffic generated. Comment on lack of amenities in the area.
2101	Mrs Breda McCrohan	Issues relating to Blarney	New road should be provided at Station Road area to accommodate existing and any further development in the area. The existing road is too narrow to carry the existing traffic especially since the completion of the Ard Dara estate.
2108	D & J Builders Ltd	Rezoning of lands at Ardamadane, Blarney, Co. Cork	New station site between the railway and national road north of industrial zoning (I01) to include a proposed Park and ride and proposed holiday accommodation for self catering. Land should be reserved for public utility use.
2142	Mr Adrian & Mary Lowin	Lands at Killowen, Blarney Co Cork	Made submission in 2001 to change greenbelt designation from A1 to A3 and are happy that it has been done. Now want it to be rezoned

Land Use Zoning Submissions: Blarney

No.	Submitter	Submission Title	Summary
			from A3 greenbelt to RHCZ because the land is only .75 acre.
2163	Cork City Development Board	Issues relating to Northern Environs	Concern that the settlement and transport objectives in the Cork Area Strategic Plan are not adequately reflected in the Northern Environs - Blarney/Monard area of the city. Review these objectives to include the proposals identified in the Cork Area Strategic Plan.
2210	Mr. John O' Connell	Rezoning of lands at Knocknasuff, Waterloo, Blarney	Large site (165acres) south of Putland Bridge, Waterloo. Topography is good and has road access and water supplies. Sewer needs to be pumped. Proposed to either extend development boundary to incorporate land for housing or give a general zoning for low density housing out of town (dispersed) in order to ease one off housing
2282	Mr Donal Dilworth	Re zoning of lands at Blarney	Submission refers to a pre draft submission (00757BL). The land in question was not zoned in the Draft Plan and the applicant is asking that this decision is re-considered. The area of the site is 2.5 hectares in size. There are viable options for servicing and alternative access. Medium residential development is
2364	John & Criona Twomey	Lands at Garraneboy & Laherdane, Whites Cross	A 92 acre site near Whites Cross to be designated as A3 greenbelt to satisfy the demand for housing in the area and reduce the conflict of ribbon development. Proposed to plant woodlands in with the houses. It will provide a transition between the city and the green belt at Whites Cross. There are limited site available for the establishment of low/medium density housing areas.
2480	Donal & Brydie Ring	Comments on route of North Ring Rd	Objecting to the construction of the northern ring road through Blarney in terms of disturbance, blasting etc
2491	Mr Con Cahalane	Lands at Clogheenmilcon, Blarney	Proposal for the following :- 1) train station, bus interchange and park and ride facility - to provide link to Blarney 2) 200 bed hotel (2400m2) - marketing local and international events 3) Conference centre - marketing local and international events 4) Clubhouse and sports fields - for the local community Proposal is mainly a leisure and entertainment facilities development to support the local Blarney area as an extension to the easterly development of Blarney town. Additional warehousing is proposed on the western boundary of the conference centre.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan.

Land Use Zoning Submissions: Blarney

No.	Submitter	Submission Title	Summary
			Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2566	Mr Kevin McSweeney	Lands at Killard, Blarney	Proposed zoning of land for housing and a shopping centre. On the grounds that it is on the right side of Blarney for commuting to the city; high demand for housing in the area; good road communications; sewer nearby; within 30 mph limit; existing supermarket has insufficient space and parking.
2571	Trustees of Blarney Estate	open space, Sports & Recreational Objectives - Blarney	Objection to open space zoning on O-01 and O-02.
2588	Mrs Ann Noone	Issues relating to Blarney	Objects to the zoning of lands in Blarney due to the lack of infrastructure and local amenities in the area.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2658	Mr Charles Colthrust	Lands at Bawnafinny, Ballygrohan & Knocknagorty, Blarney, Co Cork	This submission requests that lands in Blarney are zoned for Parkland type Golf Course, along with supporting and dependant housing / holiday home provision as it is in keeping with the strategic principles and

Land Use Zoning Submissions: Blarney

No.	Submitter	Submission Title	Summary
			objectives in Volume One of the Draft Plan.
2701	Dairygold Co-op Society	Lands at Station Rd. Blarney	Request for extension to Dairygold at Blarney Station to be incorporated into the draft development plan
2763	Blarney Castle Estate	Lands at Shean Upper, Blarney	<p>A site of 2.8 ha adjacent to Blarney Business Park has been developed for commercial forestry, and was A1 greenbelt under the 1996 Development Plan, but not designated for woodland protection or as a scenic landscape. The 1996 Plan promoted Blarney as a strategic location for light industry and technology uses. The Cork Area Strategic Plan identifies Blarney as a satellite town and recommends that development should be directed north and east of Cork City, with a major growth corridor envisaged from Blarney to the city boundary and eastwards towards Midleton. The Draft Plan designated the submission land as scenic area within the A1 Greenbelt. The scenic designation is based on surveys carried out in the 1970's. There has been no revision of these designations, despite changes to the landscape which inevitably occur over such time periods. These lands do not significantly contribute to the scenic landscape of Blarney. Acknowledges the necessity for the greenbelt, however, it is not appropriate to sterilize strategic development land within the rail corridor catchment.</p>
2795	Blarney Castle Estate	Lands at Kilnamucky, Tower	Wooded land immediately adjacent to the development boundary and surrounded by residential development is proposed for rezoning for residential development with condition to retain wooded nature of the land. Land is serviced and upgraded infrastructure will be sufficient to serve the development.
2802	Mr Paul Coughlan	Lands at Blarney Golf Course, Blarney, Co Cork	Existing golf course at Blarney is on land destined for the new railway station and it is proposed to develop an integrated development including high density residential, retail floorspace, business and enterprise uses to be included in the Special
2853	Tesco Ireland Ltd	Issues relating to Retail	<p>Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows:</p> <p>Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision. Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's</p>

Land Use Zoning Submissions: Blarney

No.	Submitter	Submission Title	Summary
			lands. Carrigaline-the identification of suitable sites to
2939	Mr Wm Hennessy	Lands at Coolflugh & Dromin, Blarney (part of 2614)	Issue regarding residential land use.

5 Carrigaline

5.1 The issues raised in relation to the zoning objectives for Carrigaline arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Carrigaline and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Carrigaline Court Hotel, on Tuesday 19th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 12th April 2002. Together, the following issues are raised in relation to the town:

<u>Carrigaline</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 1500. To accommodate this growth, the Draft Plan, provides fifteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 2825 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should land be zoned for retail and commercial development in locations outside the town centre?	A number of sites have been identified in the Draft Plan to cater for new town centre development. So that this development will reinforce the existing town centre, these sites are closely related to it. Other proposals have been made, particularly in the area around the Shannonpark Roundabout, well outside the development boundary for the town, where development would seriously detract from the vitality of the existing town centre.
C	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Carrigaline. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.

Carrigaline	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Are the proposals for additional town centre development, including the new town centre street, U-03, the most appropriate option for a second Street? Could a spur be taken from this new street onto the Kilmoney road through O-02, including a cycleway?	The road line, U-03, as shown in the Draft plan is only indicative at present. Recent engineering studies suggest that a more westerly alignment, particularly at the southern end, may be preferable. This will have the effect of improving access to the Kilmoney Road. To ensure the most effective implementation of this group of proposals consideration should be given to reframing the specific zoning objectives for the road, the new town centre development and the adjoining open space so as to encourage the submission of comprehensive (rather than piece-meal) proposals by developers. Consideration could also be given to making provision for a civic centre as part of these proposals.
E	Should a corridor be reserved for a relief road to the west of the town?	There is, at present, no line for a western road, the land is very low lying in this area and the flood plane must be retained. However, the draft plan states that there is a need for an investigation into the potential for a relief road to the west of the town.
F	Does the Draft Plan provide adequate land for the development of new schools to serve the planned increase in population?	The Draft Plan does not provide additional land for new school provision. Cork V.E.C. has indicated that the scale of growth intended for the town will have significant implications for school provision. Consideration should be given to providing additional land for the provision of new schools or appropriate extensions.
G	Does the Draft plan provide adequate lands for open space and recreation?	Open space has been catered for in four sites in Carrigaline, two of which, sites O-03 and O-04 have provision for playing fields. Parts of these sites were similarly identified in the 1996 Plan. Consideration could be given to including a small area of adjoining land, shown as existing industry, within O-04, while the road frontage section of O-04 could be considered to be more compatible with the existing pattern of development if it were zoned as established residential.
H	Does the draft plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the scenic setting of the town. Recognised areas of Scenic Landscape are also avoided. In addition the Draft Plan proposes an extension to the Green Belt to encompass Carrigaline, which will help in preserving the distinctiveness and attractiveness of the town.

5.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Carrigaline. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2010	Mr John Horgan	Requesting that the relief road go through their lands, Carrigaline	Proposes that the Carrigaline southern relief road is routed through site, and that the land is re-zoned for housing.
2031	Mr John Buttimer	Observation on zoning of lands at Kilnagleary, Carrigaline	The site is identified as existing industrial development, but there is no industrial development. Is concerned that industrial use might be encouraged so close to existing dwellings.
2090	Mrs Berna Allen	Observation on relief road in Carrigaline	Specific issue in relation to traffic and relief road provision in Carrigaline. It is argued that the proposed by-pass will have no effect on the problem of congestion in the town centre. The proposed road should run from the Ballea Road to the Lower Kilmoney road and a one way traffic system should then be put in place.
2116	Mr. John Horgan	Rezoning of lands at Kilmoney, Carrigaline	Proposes land be zoned residential, rather than the A1 greenbelt designation, on grounds that site has few constraints; provides a reasonable extension of Carrigaline; is not viable for agriculture; compatible with national and local policies; public cost of servicing this land has already been incurred so land should be zoned for development.
2138	Manor Park Homes Ltd	Lands at Carrigaline East	Proposes zoning for development of 232 acres bridging the draft development boundaries of Carrigaline and Ringaskiddy, on grounds that it could be developed without delay; makes best use of infrastructure; the land can provide a distributor road from Ringaskiddy road to Currabinny road, and open up routes for employment in area; will not unnecessarily generate traffic through town centre; scheme provides a buffer between industrial area of Ringaskiddy and residential area of satellite town; unlikely that any incompatible use would be proposed for the western end of Ringaskiddy, etc. (N.B. This submission is almost identical to No. 2472.)
2148	Mr Patrick C. Coughlan	Lands at Shannon Park & Ardnacloghy, Carrigaline Co Cork	Suggests that 70 acres of land to the north-west of Carrigaline be zoned for housing, on grounds that - the land is fully serviceable; conveniently located in relation to the road network and employment at Ringaskiddy; existing zonings have been taken up by developers and without further zonings Carrigaline will be prevented from growing; development to the north of the town preferable to that to the south; site could include provision for affordable and social housing, and land for community facilities and a possible link road; etc.

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2153	Mr Bart Cooney	Rezoning from agriculture to residential, Carrigaline	Wishes land (14ha) to the north of Carrigaline to be zoned for residential use.
2173	Mr David Walsh	Lands at Kilmoney Carriagline Co Cork	Proposes that 14 acres of land be zoned for residential development. The land is currently designated as A1 greenbelt. If this request not granted, objects to proposed amenity walk crossing his adjacent land.
2204	Mr. Patsy O' Mahony	Rezoning of lands at Kilmoney, Carrigaline, Co.	Suggests extending residential zoning of client's adjacent land to encompass submission site (currently zdesignated as A1 greenbelt), on grounds that the land has few constraints and is easily developable; will provide for expansion of satellite town.
2209	Mr. Flor O' Riordan	Rezoning of lands at Kilmoney, Carrigaline,	Objects to open space zoning of most of site. Proposes re-zoning for residential, commercial and sports development on grounds that it would facilitate construction of town centre relief road; provide a better route for this road; in interests of equality part of site should be zoned for housing as per sites adjacent and across river; commercial development could facilitate expansion of Dairygold (if required); is a singular and strategic opportunity for the town.
2285	Hoburn Homes Ltd	Lands at Shannon Park, Carrigaline,	Very detailed submission proposing that c40 hectares of land be zoned for residential, commercial, park and ride, and open space uses. Arguments made in favour of the proposal include draft [plan proposals for development south of town unlikely to be available in time to meet short term need because of delays in road provision; traffic generated will overload roads to east and north of the town; no provision in plan for park and ride in Carrigaline, though one is proposed in Revised Draft Final Report of Cork Area Strategic Plan; in general development to north of town helps with distribution of traffic away from Eastern Relief Road; distinct possibility that some land to north of town will be required to meet shortfall if development to south of town is delayed; site large enough to accommodate wide range of mixed uses, and can be variously configured, including protection of ridge as landscape/screening feature; advantages to development of housing close to park and ride; currently available land will be exhausted in about 5 years; current green belt boundary does not take sufficient account of landscape features, and N28 and Shannon Park roundabout would provide a more natural and defensible boundary about north of Shannon Park
2311	Mr Fergus Smith	Lands near Shannonpark, Carrigaline	This submission proposes that lands near Shannonpark, Carrigaline be designated as A2 Greenbelt instead of A1 Greenbelt as proposed in the Draft Plan.

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2327	Carrigaline Community Association	Issues relating to Carrigaline, Co Cork	<p>This submission lists a number of issues related to Carrigaline, including the environment, residential zoning, industrial zoning and amenities.</p> <p>The submission raises the concern that the road infrastructure is inadequate and that the new housing zoning would reduce the rural amenities of these areas.</p> <p>The removal of hedgerows, trees and some bronze age structures should not continue. More landscaping should be applied at the service stages to industrial developments. Lack of amenities a problem in Carrigaline, sports grounds located outside the town will not be used because of distance.</p>
2334	Mr Harold Johnson	Lands at Carrigaline	<p>Submission refers to a small site 'for one house' which straddles development boundary, and a larger site of 1.6 hectares, predominantly in the green belt, of which the smaller site forms part. Proposes zoning for residential development on grounds that there have been many developments in the vicinity, including a large estate and houses further out of the town; willing to consider various sewerage options; is within 30mph limit, road access could be altered; owner local resident since 1928.</p>
2354	Carrigaline Enterprise Board	Issues relating to Carrigaline	<p>Traffic growth in Carrigaline has become a problem as the road network and public transport have not kept pace with development.</p> <p>A needs study of residents needs to be considered.</p> <p>Urgent need to provide a wide range of amenities for the residents of Carrigaline - include provision of large new indoor sports arena, areas zoned amenity/part industry near GAA pitches should be zoned Amenity and be developed for further pitches.</p>
2358	Mr & Mrs D Murphy	Lands at Woodview, Rochestown	<p>The submission proposes that lands at Woodview, Rochestown be zoned for residential development. The land is currently designated as greenbelt. It is argued that this would consolidate the southern suburbs and that it is an infill site.</p>
2361	Mr C McGrath	Lands at Woodview, Rochestown	<p>The submission proposes that lands at Woodview, Rochestown be zoned for residential development. The land is currently designated as greenbelt. It is argued that the site would be suitable for low density infill development and that it would consolidate the southern suburbs.</p>
2379	Ms Meave Dwyer	Lands at Upper Rochestown	<p>The submission requests that lands at Upper Rochestown be rezoned for residential on the grounds that: it is adjacent to other housing; it is infill and would complement existing</p>
2398	Mr Thomas Breen	Lands at Woodview, Rochestown	<p>The submission proposes that lands at Woodview, Rochestown currently designated as greenbelt be zoned for residential development on the grounds that: it would be in line with other zonings in the area; it would</p>

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
22435	Cork County Federation	Observation on Draft Plan	<p>consolidate the southern suburbs; there is a new sewerage scheme adjacent.</p> <p>In relation to draft objectives SPL 3-4 and SPL 3-5 - this submission recommends active community participation and leniency for particular family and/or hardship circumstances within the Rural Housing Control Zone. Support also for sustaining rural communities by allowing people to build in their local area on suitable sites and local people having access to affordable sites. Balanced development must ensure that areas outside of the Cork Area Strategic Plan area are also incorporated. The Federation recommends the location of industry / enterprise within a 10-20 mile radius from rural areas and look forward to further discussion in this regard. There is general support for all the objectives in this chapter - a greater 'Partnership Approach' between Planners, Communities and Cork County Council is required. Housing Densities envisaged are not in keeping with village development. Recommended that a maximum of 24 houses per ha should apply and that adequate open spaces etc, are included. Housing for the elderly and the infirm - needs to be included here. Also, queries regarding Carrigaline, Rochestown/Douglas areas - residential development permitted in spite of lack of recreational and infrastructure. Derelict Sites were also mentioned in the submission - need to include policy on this. In general, there is support for the objectives in the plan with particular emphasis on public - community consultation.</p>
457	Manor Park Builders Ltd	Lands at Carrigaline East	<p>The main issues raised is the imbalance of housing development within the town with the majority of housing to the south of the town. As a result persons have to travel through the town to travel to the employment centre of Ringaskiddy. As the site is close to the employment centre of Ringaskiddy, a section of the site is proposed to be zoned for industry.</p> <p>It is proposed that the site can be connected to existing services, water, sewerage and surface water schemes. It is also proposed to connect the proposed site to the Ringaskiddy Relief Road via a suggested relief road and therefore reinforce this site as a suitable site for development.</p>
2459	Mr Peter Murphy	Issues relating to lands at Kilnagleary, Carrigaline	<p>Wishes to see services located at southern end of zoned site to facilitate future development, and a security fence installed along public walkway to avoid trespass onto adjoining property.</p>
2472	Pat Farrell	Lands at Carrigaline East	<p>Proposes zoning for development of 232 acres bridging the draft development boundaries of Carrigaline and Ringaskiddy, on grounds that it</p>

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
			could be developed without delay; makes best use of infrastructure; the land can provide a distributor road from Ringaskiddy road to Currabinny road, and open up routes for employment in area; will not unnecessarily generate traffic through town centre; scheme provides a buffer between industrial area of Ringaskiddy and residential area of satellite town; unlikely that any incompatible use would be proposed for the western end of Ringaskiddy, etc. (N.B. This submission is almost identical to No. 2472.)
2481	Carrigaline Hurling & Football Club	Request for zoning of lands at Carrigaline	The submission requests that lands at Carrigaline to be rezoned from residential to sports recreation on the grounds that: The GAA site needs to be expanded; It would provide a buffer adjacent nearby industry.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2505	Mr Sonny Hanlon	Lands at Shannon Park, Carrigaline	Proposes zoning of 13 acres currently identified as A1 green belt as light industrial / commercial. A petrol station and showrooms are mentioned. The grounds given include land no longer practical because of division by road under construction; would satisfy main aims and principals of the Draft Development Plan; the site can be satisfactorily serviced; the development boundary for Carrigaline should be extended northwards to the Shannon Park roundabout; green belt would not be compromised, and putting the development boundary here would protect the remaining lands to the north.
2514	Mr Pat O'Donovan	Lands at Frenchfurze, Carrigaline	The submission requests that lands at Frenchfurze, Carrigaline be rezoned form amenity and greenbelt to residential / holiday homes
2519	Carrigaline United AFC	Lands at Carrigaline	Carrigaline United Football club are objecting to the zoning of R-06 for housing. It is more suitable for sports club use as expansion for the football fields.
2549	Mrs. G Goulding	Rezoning of lands Kilnaglery, Carrigaline	Objects to zoning of land for open space on grounds that it was purchased as an

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2553	MI & Kevin Silke	Lands at Commen, Carrigaline	<p>investment; loss of value will deprive elderly widow of retirement income; developers getting rich from construction should be providing amenity space for their developments; development for housing would cause no harm; relatives of owner may wish to build there to provide care for vulnerable owner; much development has taken place all around.</p> <p>Also objects to nearby zoning on grounds that it is seems unnecessary to zone industrial next to housing.</p> <p>A residential zoning is requested for a 19ha site at Commeen, south west of Carrigaline. Site includes scenic area and is adjacent R-15 zoning. Suggests proposal is compatible with Density Guidelines; adjacent to centre of population; will reduce pressure for one off houses; will make up capacity shortfall as per Cork Area Strategic Plan; will support feasibility of relief road; will not erode strategic greenbelt between Carrigaline and Douglas; adjacent to employment centre, leisure and sports facilities, and proposed neighbourhood centre; houses can be provided quickly; services available.</p>
2574	Mr Paul O'Callaghan	Issues relating to Carrigaline	<p>Expresses support for many aspects of the plan in relation to Carrigaline. Seriously concerned about town centre relief road Carrigaline U-03, on grounds that this will add to traffic congestion and safety hazard nearby, and that the road may be meeting the demands of existing business interests for extra shop space, rather than the needs of traffic management and safety. Any further shopping development should be in form of pedestrianised area. Objects to high density housing development (presumably Carrigaline R-08) on grounds that doubt about need; will add to town centre traffic congestion; unclear how site is to be accessed; if from relief road this makes case against the road stronger; if from Nove Court this is unacceptable on safety grounds.</p>
2600	Ms Phyllis Casey	Lands at Carrigaline	<p>Pleased with draft zonings Carrigaline R-06, R-07, R-08 and o-01, but suggests extending the residential zoning R-06 on grounds that extended site is now serviceable and accessible, and compensating by extending the open space zoning O-01. Comment is also made about the position and nature of field boundaries. The significance of this is not entirely clear, but perhaps suggests these would form more appropriate boundaries to the housing development than those drafted.</p>

Contd.

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2638	Mr Harold Johnson	Zoning boundary to be altered at Ballea Rd. Carrigaline	Proposes zoning (presumably as existing residential) of house and part of associated lands on grounds of consistency with the treatment of property on the opposite side of the road, and that the draft development boundary adjacent is arbitrary and does not relate to ownership boundaries.
2640	Mr Oliver Thomson	Lands at Ballynametagh, Carrigaline	Requests that Lands at Ballynametagh, Carrigaline be rezoned from A1 to leisure on the grounds that one third of the lands in question are in use as a golf course; there is permission for a hotel on the site; and the site would be suitable for a hotel
2641	Ms Gertie Goulding	Plot at Strand Rd, Kilnagleary, Carrigaline	Requests that lands at Strand Road, Kilnagleary, Carrigaline be rezoned from open space to residential on the grounds that the site is served by sewer and could accommodate a few private sites. Claims that the proposal to incorporate the site with the lands at the rear is prejudicial to owner's interests, unfair and unnecessary
2647	Mr Keith Birchall	Lands at Carrigaline,	Proposes that a buffer zone be provided on adjacent land between own site and land zoned r-12, and that the walk way running along the south boundary of land zoned r-12 be relocated because it is inside his security fence and gate. Queries the designation of his industrial site with an amenity designation. Concerned that this may prejudice further industrial development on his site.

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2675	Mr Graeme Coates	Lands within the Kilnagleary Valley	Detailed submission arguing that the zonings of land in the Kilnagleary valley (R14, R15, R12 and U07) are contrary to proper planning on grounds that extensive development would harm designated area of scenic importance; proposed road and residential development would limit enjoyment of the proposed walk (which is otherwise fully supported); large scale residential development to the south of the town is unsustainable and would result in further congestion in town because most employment is to the north and east; if necessary to continue growth of Carrigaline, this should be to the north of the town for the latter reasons; the need for a south-eastern relief road is questionable and a northern relief road may be more appropriate, and the public should be consulted on options before a final decision is made.
2691	Mr Ronald Sweetman	Lands at Ballinrea, Carrigaline, Co Cork	Requests that lands at Ballinrea, Carrigaline to be changed from greenbelt to residential on the grounds that: the site is adjacent to a graveyard which will hinder agricultural production; the site is accessible to Douglas and Carrigaline; and can be sewered by septic tank.
2695	Dairygold Co-op Society	Issues relating to Dairygold Co-op Superstores at Carrigaline Co Cork	Suggests a line for the proposed access road adjacent DairyGold Co-op stores at Carrigaline
2723	Mr John Saunders	Lands at Shannonpark, Carrigaline, Co Cork	Requests that lands at Shannonpark, on north outskirts of Carrigaline be changed from greenbelt to residential zoning on the grounds that the land is adjacent to existing housing; services and access are available; topography is suitable; does not affect the integrity of the greenbelt; and would reduce one off rural housing.
2764	Mr Michael Bowes	Lands at Fernhill, Carrigaline	Detailed submission which proposes zoning site with existing golf course, hotel and holiday homes to facilitate further holiday home development at low densities, on the grounds that this will support the viability of the golf course; contribute to the tourist facilities of the area; protect the green belt; provide buffer between Carrigaline; support biological diversity; be consistent with Cork Area Strategic Plan; Housing Strategy fails to adequately address holiday housing/tourism accommodation; etc. One of the main issues noted in this submission is in relation to the Housing Strategy - which makes no reference to holiday / tourist accommodation as a category but which should be considered separately to standard housing as it forms part of the tourism industry. Request to make specific provision for holiday housing as exempted development under the Housing Strategy would better serve the tourism industry and facilitate economic

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2774	Dan Mulvihill & Barry Collins	Lands at Carrigaline	<p>growth - by making a distinction between areas zoned for housing - permanent residents and areas suitable exclusively for tourism development would also avoid seasonal vacancy in residential areas, and would protect permanent residents from increasing house prices resulting from external demand for second homes.</p>
2784	Joseph Lane (Holdings) Ltd	Petrol Station at Carrigaline Middle	<p>Supports commitment to consolidation of Carrigaline town centre functions and for a local area plan, and support specific zoning for town centre area west of existing main street and new road associated with it. Alignment and form of new route is critical to the restructuring of town, and present identified route not helpful for providing useful redevelopment opportunities, good townscape and appropriate pedestrian links, etc. Proposes more expansive town centre designation, revised route for road, extension of new residential zoning, and strengthening pedestrian route and linear green corridor along river. Amended proposal would provide increased potential for funding of the improvements.</p>
2831	Mr John Saunders	Issues relating to Carrigaline	<p>Requests that lands at Carrigaline Middle be rezoned from residential to permit erection of filling station on the grounds that it is on the new inner relief road and will not be a traffic hazard; would be a service to motorists and reduce traffic hazard at other locations; it is serviced by water, sewerage etc.</p> <p>Request to have land to the north of Carrigaline zoned for residential development, on the grounds that the majority of lands zoned for residential development to the south of Carrigaline. The general point is made about the problem of congestion in the village.</p>
2853	Tesco Ireland Ltd	Issues relating to Retail	<p>Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows:</p> <p>Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision. Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to</p>

Land Use Zoning Submissions: Carrigaline

No.	Submitter	Submission Title	Summary
2914	Carrigaline Hurling & Football Club	Lands at Carrigaline (part of 2481)	Requests that lands at Carrigaline to be rezoned from residential to sports recreation on the grounds that the GAA site needs to be expanded, and it would provide a buffer adjacent nearby industry
2925	Cork County VEC	Issues relating to Carrigaline (part of 2666)	Vocational Education Committee notes projected increase in population is likely to have a significant impact on the need for school places at all levels.
2938	Manor Park Builders Ltd	Lands at Carrigaline Easton (part of 2457)	Proposes zoning for residential development of site NE of Carrigaline, currently identified as A1 green belt. Suggests that this will provide balance in proposals for Carrigaline; provide a resident population close to extensive industrial zonings, and hence reduce unnecessary journeys through Carrigaline; current zonings on wrong side of Carrigaline for access to employment; site accessible and serviceable; will assist in achieving elements of infrastructure improvements; would leave sufficient gap between settlements for green belt; etc.

6 Carrigtwohill

6.1 The issues raised in relation to the zoning objectives for Carrigtwohill arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Midleton and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Midleton Park Hotel on Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 27th March 2002. Together, the following issues are raised in relation to the town:

<u>Carrigtwohill</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	The Cork Area Strategic Plan indicates that, under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 3110. However it is recognised that there has been significant local objection to this scale of development in the town. The Draft Plan provides six sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate only about 1925 new dwellings. There is a degree of local opposition even to this level of development. Because the Cork Area Strategic Plan allocates significant growth to Carrigtwohill a Special Local Area Plan is needed to investigate the zoning of additional land to accommodate the planned level of population growth and the community and other facilities needed to support it.
B	What will the implications of the Special Local Area Plan be?	The Special Local Area Plan will set out proposals to develop the potential of the town for the level of growth envisaged by the Cork Area Strategic Plan including additional housing and park and ride facilities. This is considered to be dependant upon firm proposals to re-open the railway station emerging from the Rail Study into the Blarney to Midleton/Cobh route.
C	Does the Draft Plan provide adequate land for the development of new schools to serve the planned increase in population?	The Draft Plan provides a 1.0 ha site for a new school (E-02). The existing (girls only) secondary school is located on a site where future expansion is constrained by existing development on surrounding land. Cork V.E.C. has indicated that the scale of growth intended for the town will have major implications for school provision. Consideration should be given to providing additional land for the provision of new schools as part of the proposed Special Local Area Plan to be prepared when the future of the rail line is known.

Carrigtwohill	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Does the draft plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the scenic setting of the town. Recognised areas of Scenic Landscape are also avoided. In the Draft Plan the Green Belt now encompasses Carrigtwohill and this will help in preserving the distinctiveness of the town.
E	Does the draft plan provide adequate land for industrial/enterprise use in Carrigtwohill?	The draft plan provides approx. 150 ha of land zoned for industrial/enterprise uses, including light industrial units, stand-alone industry, warehousing and distraction and office based industry.
F	Is there a requirement to zone land for use as a cemetery extension in Carrigtwohill?	There is a need for a cemetery extension in Carrigtwohill and the most suitable location is adjacent to the existing cemetery on lands previously zoned in the 1996 CDP as "agriculture with option for comprehensive development when sewer available". The zoning of this small section of the AH3 lands for a cemetery extension and the remainder as residential is entirely in keeping with the comprehensive development of these lands.

6.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Carrigtwohill. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2015	Mr Jim Keating	Zoning of lands at Carrigtwohill	Request an extension of the area of land zoned for Industry/Enterprise I-07 to the south of Carrigtwohill to facilitate the redevelopment of the whole site. Argues that the site is currently difficult to develop as it is traversed by a BGE Gas main. The submission also notes that an area identified as a nature conservation area has been filled over.
2032	Mr Denis Barrett	Request for zoning at Carhoo/Anngrove, Carrigtwohill	Request to zone land in addition to the existing I-01 designation to the north of Carrigtwohill. Proposal will be an extension of the business park I-01 using the same access and services. Indicative use is for low density industrial / warehouse use continuing the established pattern of use in the area.
2057	Millipore Ireland	Objection to Millipore's lands to be designated as "Established Agriculture", Carrigtwohill	Objection to the designation of Millipore's lands as Established Amenity. It is argued that there is no established amenity on the land. Millipore have temporarily

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
			allowed the use of the land to a local soccer club until the club have acquired their own premises.
2176	Mrs Paula O'Dwyer	Lands at Carrigtwohill, Co Cork	The landowner is objecting to the zoning of land as a cemetery. The landowner plans to develop the land in accordance with the zoning in the 1996 Development Plan, 'Agriculture with option for comprehensive development when sewer available.' Will not allow the land to be used as a cemetery and objects to this proposal.
2251	Mr Ray McEvoy	Issues relating to Carrigtwohill	Submission refers to the new development and questions whether development has occurred as set out in the zoning map. Specifically the extent to which the residential development has impinged on the land zoned for open space (O-06)
2344	Mr John R Delaney	Lands at Carrigtwohill	Site is zoned as existing residential in the Draft Plan. The site is currently used as a bar, restaurant and dance hall. It is requested that the area be zoned for residential / commercial.
2450	Mr Patrick Horgan	Lands at Carrigtwohill	Request to have land zoned I-03 Industry / enterprise rezoned as residential and / or light industry / commercial. Letter states that the IDA have confirmed that they have no plans to develop the site so the submission suggests that the land will remain undeveloped unless the zoning is changed.
2500	Brian Archer & Stephen Hyde	Issues relating to Carrigtwohill	The submission highlights a number of issues. The problems that Carrigtwohill may have in meeting the population forecasts. The problems associated with using zoning as a planning tool. The submission states that R-02 and R-03 already have planning permission and zoning should reflect this permission. Problems with the designation of agriculture zones within the town development boundary. Especially the land between E-02 and T-02. That the scenic landscape should not be shown on the town maps as this leads to confusion - i.e. where the scenic landscape covers an industrial area, as in the west of Carrigtwohill.
2501	John & Hilary Loftus	Lands at Tullygreen, Carrigtwohill	Proposes the re-zoning of land to the south of I-07 as Industry enterprise. This will utilise the existing infrastructure and will be in line with the new industrial zonings at I-05, I-06 and I-07. Also comments on Natural Heritage Area boundary.
2563	Mr. Bill Ryan	Lands at Station Road, Carrigtwohill	Requests change of land from A1 greenbelt to high density residential (apartments) zoning.
2565	Mr. John Daly	Rezoning of lands Carrigtwohill	Requests change of land from A1 greenbelt to zoning for residential development

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2601	Mr Paddy McCarthy	Re zoning of lands at Carrigtwohill	The land is situated to the North of Carrigtwohill outside, but contiguous with the development boundary. The zoning request (presumed residential) has no supporting argument.
2602	Carrigtwohill Community Council Ltd	Issues relating to Carrigtwohill	<p>Carrigtwohill Community Council.</p> <p>In terms of zoning a number of key points are raised. The amount of land, felt to be excessive, zoned for residential development. Problems relating to the unsuitable nature of individual areas zoned for the provision of open space Land Use Zoning objection to the Specific Objective R-06 - it is felt that this site is not suitable for high density residential development due to it's proximity to industrial areas and existing low density housing. An industrial zoning is felt to be more appropriate for this site. Objection to the land under specific objective I-03, it is felt that all industry should be located on one side of the village only.</p> <p>A number of policy Issues are also raised. Chapter 2 : Population projection proposed for Carrigtwohill is incompatible with Section 2.3.1 Vol. 1 Chapter 6 : Principles (a) and (b) of Chapter 6 Vol. 1 pg 87 do not apply to Carrigtwohill as provision is for medium and high density housing with no provision for low density or for serviced sites. 576% increase increase proposed for Carrigtwohill does not represent a balance between Carrigtwohill and other settlements. Chapter 5 Comment that the proposals for upgrading of water supply, sewerage and surface water drainage systems are in their infancy and therefore is premature that the area has the capacity to absorb the level of development proposed. Huge reliance on the assumption that the rail link to Midleton will re open with no contingency transportation plan in the event that the rail link does not proceed. Chapter 6 : Reference to paras. 6.1.14 and 6.1.15 Chapter 6 Vol. 1. State that 17% of the total number of houses built in the town will be subject to social and affordable housing provisions which is much higher than any other settlement. Principle (c) of Chapter 6 Vol. 1 pg 87 is very general. Paragraph 6.3 omits civic and educational facilities. Agree with objectives HOU 3-1 and 3-2 but plan has not zoned any area for the provision of leisure facilities. Comment that 6.3.2 and 6.3.4 have not been taken into account for Carrigtwohill.</p>

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2604	Terence O'Brien	Issues relating to Carrigtwohill	<p>Human factor cannot be allowed to be secondary to general planning issues .</p> <p>Chapter 10 : Proposal that Objective LAP 4-3 is too narrow in relation to the Carrigtwohill Area and the proposed assessment to be carried out.</p> <p>Proposal that current permissions and any further applications for housing should be subject to to the proposed Special Local Area Plan.</p> <p>The entire village and its environs should be the subject of a Special Local Area Plan.</p> <p>List of issues to be dealt with in a SLAP.</p> <p>If a meaningful Local Area Plan is to be prepared for Carrigtwohill a substantial area should be zoned for for community facilities such as schools, proper public park, sporting and recreation, childcare and healthcare facilities in one central location.</p> <p>Secondly, a comprehensive study would be required to establish a likely age, gender and economic profile of the population to ensure the proper provision for community facilities for all age groups and sectors of society.</p>
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's.</p> <p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2657	IDA Ireland	Review of Cork County Development Plan	<p>The submission raises a number of general issues and uses Carrigtwohill to illustrate the issues raised but also mentions other Industrial Zones in the Draft Plan - Carrigaline, Ringaskiddy, Schull and Fermoy area highlighted as areas of particular concern. . There is a broad support for the role of the scenic landscape designation and the IDA strive to develop a high quality business park environment in it's estates. That said, it is felt that such a designation could cause problems in attracting investment to Cork. For example, the Carrigtwohill Business park has a Scenic landscape designation and it is felt that the constraints associated with the designation could adversely effect future development. It is also felt that this designation may generate a number of third party appeals against future development. Request that the plan is revised to remove the scenic landscape designation from all land which is zoned Industrial -Technology - and also from land which is existing industrial use.</p> <p>Also the individual objective, stated for each area of zoned land, from which the scenic landscape designation is thus removed, could make reference to the requirement for high quality landscaping and screening. Also request that the objective for scenic routes be qualified to exclude views and prospects of industrial sites and industrial zoned land or alternatively, include a statement that the scenic route designation is not intended to constrain appropriate industrial development.</p>
2729	Ahern Industrial Services	Lands at Killacloyne, Glounthaune, Co Cork	<p>Requests zoning of site located between Carrigtwohill and Glounthaune for residential use (up to 250 houses are proposed) on grounds that new housing should be concentrated close to the proposed rail service; development will relieve some of the pressure on Carrigtwohill; proposal will promote a better housing mix; site is accessible to road and rail transport; the land is close to the employment centre of Little</p>
2746	Brisas Partnership	Lands at Carrigtwohill	<p>Requests an extension of the area of land zoned for Industry/Enterprise I-07 to facilitate the redevelopment of the whole site. The site is currently difficult to develop because it is traversed by a BGE Gas main.</p>
2769	E.Com Park Ltd	Lands at Tullagreen, Carrigtwohill	<p>Relates to the E-Com sites at I-04 and I-05 in Carrigtwohill, raising concern that these lands are now zoned for Industry Enterprise with specific provision for Office Based Industry and this may preclude the business/</p>

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2783	Dominic Daly	Lands at Killahora, Glounthaune	<p>technology uses required. Suggests that the definitions of enterprise areas and office based industry be clarified and expanded in volume I of the Draft Plan, if necessary, to encompass all of the uses previously permitted. Requests that the scenic landscape designation which covers I-04 and I-05 be removed as it is not considered wholly appropriate to enterprise areas or to the surrounding industrial uses.</p> <p>Requests that lands be zoned for residential development. Site is approximately half way between Carrigtwohill and Glounthaune. Recognises that a special local area plan is proposed for the area in light of the proposed rail line. Suggests that the development of this site will help meet the goals of the Cork Area Strategic Plan; the site would be suitable for high density development; and there would be no problems in servicing the site.</p>
2829	Youghal Carpets Yarn	Youghal Carpet Yarns Site at Killacloyne, Carrigtwohill	Youghal Carpet Yarns proposes rezoning from industry to commercial, on grounds that this will facilitate the quick sale of the site.
2878	Mr Satter Zaid	Lands at Carrigtwohill	Requests zoning of land now A1 greenbelt for residential development
2904	Mr Dominic Daly	Lands at Killahora, Glounthaune (part 2783)	Requests that lands be zoned for residential development. The site is approximately half way between Carrigtwohill and Glounthaune. The submission recognises that a special local area plan is proposed for the area in light of the proposed rail line; suggests that the development of this site will help meet the goals as set out in Cork Area Strategic Plan; that the site would be suitable for low density development; and there would be no problems in servicing the site.
2910	Mr Paddy McCarthy	Lands at Terrysland Carrigtwohill (part of 2601)	The land is situated to the north of Carrigtwohill outside the development boundary. The zoning request is for the land to be considered for development zoning (presumed residential) with no supporting
2926	Cork County VEC	Issues relating to Carrigtwohill (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Notes the projected growth of Carrigtwohill and the effect that this will have on the number of extra school places required.
2936	Terence O'Brien	Issues relating to Carrigtwohill (part of 2604)	Proposes zoning of land currently identified as A3 green belt and scenic landscape for residential development (serviced sites). Suggests Draft Plan text refers to A3 areas as being relatively built up; and the lands are ideally suited to this use.
2937	Mr Terence O'Brien	Issues relating to Carrigtwohill (part of 2604)	Relates to the area covered by the special area of conservation designation to the south of Carrigtwohill, and raises several issues. Suggests that this designation represents an extension of the land designated by Duchas.

Land Use Zoning Submissions: Carrigtwohill

No.	Submitter	Submission Title	Summary
2941	Youghal Carpets Site	Youghal Carpets Site at Killacloyne, Carrigtwohill (part of 2829)	Proposed rezoning from Industry to Commercial, on grounds that this will facilitate the quick sale of the site.

7 Castletownbere

7.1 The issues raised in relation to the zoning objectives for Castletownbere arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Castletownbere and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Cametringane Hotel, Castletownbere on Wednesday 13th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

<u>Castletownbere</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under optimistic growth conditions, the maximum number of new households expected in the town over the plan period is 130. The Draft Plan provides seven sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 850 new dwellings. This is considered sufficient for the development needs of the area over the plan period.
B	Is residential development appropriate at Dunboy Castle?	There is no land zoned for residential development at Dunboy Castle as it lies outside the area where zoning maps are provided in this plan. Zoning maps may be provided as part of future Local Area Plans. However when this receives attention in the Local Area Plan, there may be more appropriate uses than residential for the lands.
C	Has sufficient land been zoned for industrial use in the town?	The only land zoned for industrial use in Castletownbere is Dinish Island understood to be in the ownership of the Department of the Marine. Concern has been expressed that only certain marine related industries are allowed to locate here. Consideration should be given to identifying further land in order to make new provision for both marine and non-marine related industry.
D	Does the Draft Plan provide sufficient land for the development of tourist accommodation?	The Draft Plan does not make any site-specific provision for tourist accommodation. The maintenance of a healthy tourist industry is of national importance and, therefore, given the international destination appeal of West Cork, consideration should be given to the provision of land for development of tourist accommodation, ideally close to the town itself.

Castletownbere	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Are the proposals for new roads the most appropriate to meet the needs of the town?	The view has been expressed that U-03 be deleted as it is not now required. A new road, relieving the town centre, to the north has been suggested and an initial line has been identified for the route, These options can be reconsidered before the plan is finalised.
F	Does the plan make adequate provision for footpaths and cycle ways?	The Draft Plan has objectives in place (INF 1-18 and INF 1-19) for cyclists and pedestrians.

7.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Castletownbere. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Castletownbere

No.	Submitter	Submission Title	Summary
2307	Scoil an Chroi Ro-Naofa Parents Assoc	Issues relating to Castletownbere	Comment in relation to Footpaths and Cycleways in Castletownbere objectives INF 1-18 and INF 1-19 are noted. Request that both footpaths and cycleways be included in the draft plan maps for Castletownbere.
2467	Mr Dermot Murphy	Lands at Derrymihan, Castletownbere See old Sub No. 1086 BY	Request mixed residential zoning which includes a number of residential units and a number of managed holiday cottages. It is claimed that the site is fully serviced . The site is "currently a quarry within a residential area". The issue of tourism is addressed. It is suggested that Bear Peninsula and Castletownbere are underdeveloped as quality tourist destinations and the submitter feels that these proposals address this matter.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological

Land Use Zoning Submissions: Castletownbere

No.	Submitter	Submission Title	Summary
2523	MI & Peggy McCarthy	Residential zoning at Derrymihan West, Castletownbere	<p>surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition.</p> <p>3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.</p>
2919	MI Peggy McCarthy	Lands at Derrymihan West, Castletownbere, (part of 2523)	<p>Request that land be zoned for residential development. It is claimed that the site is serviceable and accessible. It is away from the main traffic route and is still within walking distance of the town. It is suggested that the land which is zoned for residential development in the Draft Plan will not become available and therefore alternative site will be needed to meet the ever increasing local housing needs.</p> <p>Request that land be zoned for residential development. It is claimed that the site is serviceable and accessible, away from the main traffic route and is still within walking distance of the town. It is suggested that the land which is zoned for residential development in the Draft Plan will not become available and therefore alternative site will be needed to meet the ever increasing local housing needs. (Related to Sub 2523)</p>

8 Charleville

8.1 The issues raised in relation to the zoning objectives for Charleville arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Charleville and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Community Centre, Charleville on Tuesday 26th March 2002. In addition, the Councils' Electoral Area Committee met on Monday 15th April 2002. Together, the following issues are raised in relation to the town:

<u>Charleville</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 360. The Draft Plan provides nine sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 2477 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should additional land be zoned for development to the west or east of the town for very low-density housing (less than 1 dwelling per acre)?	The Governments' Density Guidelines suggest that development at net densities of less than 20 dwellings per hectare should not, generally, be encouraged. However, some allowance is made for lower densities at the edge of built up areas and in villages particularly as an alternative to individual houses in the countryside. Given the substantial surplus of housing capacity in Charleville, it could be appropriate to consider lower densities on some of the existing undeveloped zoned areas at the edge of the town but there is no justification for additional zoning.
C	Should additional land be zoned for residential development in the area near the railway station?	Given the substantial surplus in housing capacity on existing zoned land in Charleville, there is no justification for additional zoning. In addition, the area around the railway station is relatively remote from the town centre and other facilities in the town and such zonings would be likely to encourage unnecessary car journeys and traffic congestion. A limited area has been zoned for residential development near the railway station to provide an opportunity for housing close to this facility.

<u>Charleville</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Should additional land be zoned for new residential development to the north of the town (in the Broghill area)?	Given the substantial surplus in housing capacity in Charleville, it is difficult to justify any proposals to zone additional land for new residential development. At Broghill new development would cross an important ridge and occupy a north-facing slope. This would result in serious adverse effects on the landscape setting of the town when observed from a northerly direction.
E	Has adequate provision been made for retail and commercial development?	Until the Council's Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centre areas.
F	Should provision be made for new retail development beside the main road to the south of the town?	Notwithstanding that the selection of sites for new retail development is considered premature to the adoption by the Council of the Joint Retail Strategy, the land on the southern approaches to the town is not considered appropriate for retail development, as it would detract from the vitality of the town centre itself. If additional land for retail development is required by the Joint Retail Strategy, then provision could be made on existing undeveloped land closer to the town centre. Mostly in the town council, where the town centre is, it is not desirable to zone land for commercial use outside this - until retail strategy adopted.
G	Is additional land required for industrial development?	The Draft Plan has provided 78.6 ha of land zoned for industrial development. This includes a 31.8 ha site for a single stand-alone undertaking. The plan has not made separate provision for enterprise uses such as Office Based Industry. The overall supply of land is considered more than sufficient for the town over the plan period but consideration could be given to the identification of a site with environmental qualities suitable for enterprise uses should a demand for this arise.
H	Should any new development be located outside the proposed by-pass to the east of the town?	In general terms, the location of new development east of the proposed by-pass will cause excessive, dangerous, crossing and turning traffic movements on this new route intended to cater for through traffic.

Charleville	<u>Summary of Issue Raised</u>	<u>Response</u>
I	Should part of site I-02 be zoned for new residential development?	Given the substantial surplus in housing capacity on existing zoned land in Charleville, there is no justification for additional zoning. Also, it would be inappropriate to encourage new residential development in this area because of the potential for conflicts with existing or proposed industrial development nearby.
J	Should part of site C-02 be zoned for new institutional/education/civic to allow for extension of Charleville and District Association for Handicapped?	C-02 is zoned for new commercial uses subject to satisfactory layout, access and servicing provisions. However, if the Association for the handicapped need to extend, consideration could be given to this area. It may then be necessary to locate alternative land for new commercial development.
K	Does the draft Plan address the issue of dereliction in the town centre?	Charleville has been designated under the Governments Town Renewal Scheme Initiative, the aim of which is to adopt a planned approach to addressing dereliction, decay and under occupancy in the designated towns.
L	Has the Draft plan provided for car parking in the town centre?	No site has been specifically zoned for car parking, however the construction of the Bypass should ease traffic congestion in the town centre. Consideration could be given to locating a site for such use.

8.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Charleville. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Charleville

No.	Submitter	Submission Title	Summary
2058	Charleville Chamber of Commerce	Observation on Charleville Infrastructure	Economic based proposals, including a number of land use proposals for the settlement of Charleville.
2374	Charleville & District Assoc for the Handicapped	Lands at Charleville	Request for change from commercial (as per the Draft Plan) to educational zoning.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's.

Land Use Zoning Submissions: Charleville

No.	Submitter	Submission Title	Summary
			<p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2625	Mr Michael Cummins	Observation to draft Plan re Charleville	<p>Number of issues outlined in this submission - Derelict Sites Act needs to be mentioned in the town - also include an objective for Derelict Sites.</p> <p>Concern regarding infrastructural road improvements (By-pass) of Charleville - keep as close to town as possible. Number of infrastructural improvements are required in Charleville - upgrade of road for heavy traffic on entrance to the town.</p>
2958	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2959	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2960	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2961	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial zoning.
2962	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial / residential zoning.
2963	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed Industrial / retail zoning.
2964	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (part of 2058)	Proposed commercial zoning.
2965	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed Industrial / commercial zoning.
2966	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2967	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial zoning.
2968	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.

9 Clonakilty

9.1 The issues raised in relation to the zoning objectives for Clonakilty arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Clonakilty and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in O' Donovan's Hotel, Clonakilty on Thursday 21st March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

<u>Clonakilty</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Clonakilty for which the Town Council are the Planning Authority has been able to accommodate significant areas of new development in recent years. However, there is concern at the propensity for flooding to affect parts of the town. A study is to be undertaken that will help to identify an appropriate strategy for the future development of the town
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 700. To accommodate this growth, the Draft Plan, provides four sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 620 new dwellings. Once the outcome of the flood study is known, it will be possible to assess the capacity of the Town Council area for future development. It may then be appropriate to consider whether or not to zone additional land for development.
C	Should I-01, R-03 and R-04 be removed, due to the rural nature of Cloheen and Miles? Is this area appropriate for any development?	In the County area the sites on the western side of the Town Council are the most appropriate for development. This is because the topography to the west of the town is more suitable for development than the north which is elevated and the east which is primarily designated as scenic landscape and an NHA. This area will be subject to a flood and planning study to determine how best to cater for the future development of the town.

Clonakilty	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Most of Clonakilty Bay is now designated as scenic landscape, what does this mean in terms of development?	The scenic landscape designation in the Draft Plan is the same as that included in the 1996 plan and in the area around Clonakilty, the east of the town and north of the bay is designated. The harbour itself is a proposed Natural Heritage Area and Candidate Special Area of Conservation in the Draft Plan. The intention is not to prevent development but to help retain the attractive natural features that have contributed to Clonakilty's popularity as a destination centre for tourists.
E	Has adequate provision been made for commercial development?	The Draft Plan has not zoned any sites for commercial or town centre development as the existing commercial core lies within the jurisdiction of the Town Council. It is not desirable to zone land for commercial use outside of this area. Until the Council's Joint Retail Strategy is approved, it is considered premature to make substantial provision for additional retail and commercial development outside existing or proposed neighbourhood centres.
F	Could a Golf Club be provided to the north of the town?	In the draft plan objective SPL 2-8 states that (a) "It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built-up areas and the open countryside by maintaining a green-belt around all individual towns" and (b) "It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns." Consideration could therefore be given to use as a golf course in this type of location.
G	Is the relief road (U-01) required or should it be removed?	An initial line has been selected for the route of this road. The requirement for U-01 has been largely determined by traffic and highway considerations.

9.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Clonakilty. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Clonakilty

No.	Submitter	Submission Title	Summary
2185	John F. Kerr	Rezoning of lands at Ballymacowen, Clonakilty, Co. Cork	Submission requests that land be zoned for residential use in view of its closeness to land at Gullanes which is identified as an existing residential area in the Draft Plan.
2245	Mr. John O' Brien	Issus relating to Clonakilty, Co. Cork	Concern about the zoning of a site for residential use for the following reasons:- 1) Lack of integrated development plan for Clonakilty 2) Must have low density in Miles 3) 1996 Development Plan 4) Inadequate road access 5) Serious flooding 6) Lack of sewerage capacity 7) Lack of drinking water 8) Mixing industry and housing is improper planning
2283	Mr Denis Murphy	Objection to zoning of lands at The Miles, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more that enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable 7) Noise level 8) Bord Plenala had refused housing in this location in 2001
2288	Ms Geraldine O'Donovan	Development of lands adjacent to Clonakilty	Request for residential zoning which refers to a pre draft submission (514SK). It is claimed that the site is fully serviced with water, sewage and electricity. Nine acres of the site will allow for community development i.e. shops. Applicant feels that if this land is developed (including shops) any unnecessary traffic going into the town will be avoided. The site adjacent to the Darrara college and will address the housing needs of the students and employees. Applicant feels that the two sites (R-01 and R-02) zoned in the Draft Plan are not sufficient to meet the growing residential needs of the area.
2294	Mr Eamonn O'Regan	Request for residential zoning at Clonakilty	Request land be zoned for residential development.
2303	H buttimer, D Lordan, V Kingston	Lands at Clogheen Rural, Clonakilty	Request land be zoned for affordable housing
2308	Mr Noel O'Brien	Lands at The Miles & Clogheen, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more that enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable

Land Use Zoning Submissions: Clonakilty

No.	Submitter	Submission Title	Summary
2309	The Miles Resident Assoc	Issues relating to U-01 Relief Road for Clonakilty	<p>Submission requests that the following points be addressed before including U-01 for Clonakilty in the final Development Plan:</p> <ol style="list-style-type: none"> 1. Impact of road scheme on policies and plans. There is a lack of need for the relief road based on proposals for a town by-pass. The proposed road would do little alleviate traffic congestion in the town and would be premature and an unnecessary use of limited resources. 2. Traffic safety. The speed of the traffic on the proposed relief road is a major concern. 3. Existing land use. The construction of the road adjacent to existing dwellings counteracts the stated development strategy of maintaining high quality residential amenities and functions. It would also remove a large element of the passing trade from the garage with petrol pumps and forecourt located at the T-junction on the western side of the town. The Draft Plan should support and promote existing businesses. 4. Future Land use. The new road would be a precursor to the development of land on either side thereby increasing the possibility of ribbon development (both residential and commercial) which would take away from the character of the town. 5. Water quality and drainage. Clonakilty has a problem with flooding and the Feagle River does not have the capacity to allow for development on the western part of the town. Road construction would exacerbate these flooding problems. 6. Disruption to local residents and traffic due to construction of the proposed road.
2326	Mr Brendan Smyth	Lands at The Miles Clonakilty	<p>Urban sprawl near the edge of town should be prevented to allow a distinction between the town and countryside.</p> <p>Objection to R-03 zoning in Clonakilty environs - as it contravenes the Strategic Principles - Settlement Policy (b) and (d) and also the Department's Guidelines in relation to densities (Chapter Six - 6.1.16).</p> <p>Need to plan in conjunction with the Clonakilty Town Council to make sure that orderly development of the town.</p> <p>U-01 will be a traffic hazard because it will increase the speed of the traffic that enters the town</p>
2342	Denis & Hazel Lavery	Objection to zoning at Miles/Clogheen, Clonakilty	<p>Objection to proposed development until the following issues are addressed:-</p> <ol style="list-style-type: none"> 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable 7) Noise level

Land Use Zoning Submissions: Clonakilty

No.	Submitter	Submission Title	Summary
2351	John J Fleming Construction	Lands at Gullanes, Clonakilty, Co Cork	8) Bord Plenala had refused housing in this location in 2001 Request to zone lands from a non-specified zone to residential. Proposals for nine individual residential sites and possible site layout has been submitted.
2377	J.P Hedigan	Lands at The Miles/Clogheen, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable
2406	John, Luke & Nora McCarthy	Lands at Gullane, Clonakilty	Request that land in question be rezoned from unzoned land to residential
2418	Ms Kathleen Chambers	Development at Clogheen Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) Mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable
2430	Mr Kieran Ruane	Lands at The Miles, Clonakilty	Housing is inappropriate for the following reasons :- 1) Existing road network is inadequate creating a traffic hazard and endangering public safety 2) Drainage on the site is inadequate and development would be prejudice the public health and be contrary to proper planning and development. The flood study needs completion. 3) Proposed zoning of residential land to the west of the town will compromise the town's stated objectives of consolidating the towns residential and tourism functions.
2436	Mr Jim O'Sullivan	Issues relating to Clonakilty & Environs	Submission proposes a residential courtyard development and suggests that; More housing is needed, a more flexible approach to single rural dwellings in the countryside.
2642	Fleming Construction Ltd	Lands at Ballymacowen, Clonakilty	Applicant requests residential zoning to accommodate the housing needs of the area
2801	Don Hill	Lands at Clonakilty	Request that the Draft zoning R-03 for medium density housing be retained in the final adopted development plan. States that a previous planning application on this site was refused by An Bord Pleanala. Reasons cited were inadequacy of roads and and the inadequacy of the Feagle river to accommodate the additional surface water. It is claimed that proposals have been put forward to resolve the surface water and road

Land Use Zoning Submissions: Clonakilty

No.	Submitter	Submission Title	Summary
2804	Mr Don Hill	Lands at The Miles, Clonakilty, Co Cork	Refers to land outside the development boundary to the north of R-03. Requests the land be zoned for medium density residential development, on the grounds that the land has historically been used for dairy farming but volume of traffic now on the road that dissects the farm, renders it unfeasible to operate a dairy farm; the land is fully serviced, and on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.
2830	Mr John O'Donovan	Lands at Gallanes, Clonakilty	Request residential zoning, on grounds that the site is fully serviced with water, sewage and electricity; if this land is developed (including shops) any unnecessary traffic going into the town will be avoided; the site is adjacent to the Darrara college and will address the housing needs of the students and employees; the two sites (R-01 and R-02) zoned in the Draft Plan are not sufficient to meet the growing residential needs of the area.
2832	Howard & Maura Deane	Lands at Scartagh, Clonakilty	Request land be zoned for a golf course, club-house and associated site works.
2908	Mr. Don Hill	Lands at The Miles, Clonakilty, (Part of 2804)	Refers to a number of pieces of land (see also 2804 and 2909). This particular element of the submission relates to a plot of land outside the development boundary to the north of I-01. Requests that the land be zoned for medium density residential development, on grounds that the land has historically been used for dairy farming however, because of the volume of traffic now on the road that dissects the farm, it is unfeasible to operate a dairy farm; the land in question is fully serviced; the sites sit on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.
2909	Mr. Don Hill	Lands at The Miles, Clonakilty. (Part of 2804)	Refers to a number of pieces of land (see also 2908 and 2804). This particular element of the submission relates to a plot of land outside the development boundary to the north of R-03 and next to I-01. Requests the land be zoned for medium density residential development, on grounds that the land has historically been used for dairy farming however, because of the volume of traffic now on the road that dissects the farm, it is unfeasible to operate a dairy farm; the land in question is fully serviced; sites sit on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.

10 Cobh Environs

10.1 The issues raised in relation to the zoning objectives for Cobh Environs arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Midleton and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Midleton Park Hotel on Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 27th March 2002. Together, the following issues are raised in relation to the town:

Cobh Environs	Summary of Issue Raised	Response
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Cobh for which the Town Council are the Planning Authority has been able to accommodate significant areas of new development in recent years. However, given the steeply sloping nature of much of the town, it will become increasingly difficult to accommodate the future needs of the town within this area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 1795. The Draft Plan provides fifteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 3120 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
C	Are the Draft Plan's proposals to concentrate most new residential development in the area near Ballynoe correct?	Cobh is a popular location for new housing because of the existence of a commuter rail service to Cork. It is understood that Iarnród Éireann will, possibly, open a new station in Ballynoe and, therefore, in order to give the greatest number of people the choice of convenient rail travel, a good proportion of the new development required in the town has been concentrated here.
D	Is access to R-15 suitable?	It is possible to access R-15 from a minimum of three different access points, one from Ballinwilliam Estate, and one each from the road to the west of R-15 and a lane to the east. There is ample road frontage from the road to the west of the site.
E	Is there a continuing requirement to retain O-04 as open space, bearing in mind that the adjoining school has recently upgraded its sports facilities?	The school has recently built an all weather sports facility on part of this site. There are other sports grounds elsewhere in the town, therefore given the shortage of land suitable for development close to, or within the town consideration could be given to zoning this land for an alternative use.

Cobh Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities, for the rail service, should be provided near Carrigaloe, to the north of Cobh. It could be preferable to make provision for this at Ballynoe, the proposed new station near the ferry, as it is closer to both Cobh and much of the new development proposed in this plan. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.
G	Does the Draft Plan include proposals for the former 'Maritem' shipyard buildings near the ferry slipway at Ballynoe?	The Draft Plan does not include any proposals for this site that is occupied by redundant & unsightly, large-scale industrial buildings at an important entrance to the town. Proposals have been put forward for high-density residential development but permission has been refused for this in the past. However, the site is close to a possible future location for the new railway station proposed at Ballynoe and this site may have some potential to provide car parking for this. Consideration should be given to resolving the likely land requirements for a new railway station in this vicinity and making clear proposals for the future of this site in the plan.
H	Has adequate provision been made for retail and commercial development?	There has been considerable interest in recent proposals for a new supermarket at Ticknock, north of the town. Whilst it is recognised that it would be difficult to accommodate a new supermarket in the town centre (constrained by its' quay-side location), the site at Ticknock is well beyond the planned extent of the built up area of the town and may therefore be unsuitable. There are also serious concerns that, in the absence of an impact study providing strong evidence to the contrary, any new supermarket proposal will detract from the vitality of the quayside town centre area. Until the Council's Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centre areas.
I	Does the Draft Plan provide adequate land for the development of new schools to serve the planned increase in population?	The Draft Plan does not provide land for new schools. Cork VEC indicated that the scale of growth intended for the town would have major implications for school provision. Consideration should be given to providing additional land for the provision of new schools.

Cobh Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
J	Should the plan make provision for a new road, linking Newtown to the Tay road, as an alternative to Ballynoe hill?	No line has been selected for a new route in this area. The requirement for a new road here will be largely determined by traffic and highway considerations.
K	Where is the most appropriate location for zoning to accommodate a railway station and park and ride facility?	The logical location for an additional station is somewhere between the existing stations at Carrigaloe and Rushbrook. Ideally, at the junction of the Tay Road and the main road, close to the ferry to maximise the use of all transport services.

10.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Cobh Environs. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Cobh Environs

No.	Submitter	Submission Title	Summary
2158	Ms Anne McSweeney	Rezoning of Infill site at Carrignafof, Cobh	Request that land be zoned for residential use. Based on meetings with various planners and a planning application (Ref S/00/0815, 18/02/2000). Submission argues that their site represents infill development and is inline with residential development established and proposed on neighbouring sites.
2193	Mr. Con Coughlan	Issues relating to Cobh Environs	Suggestion to combine access into new development areas with a local distributor route to cut down on congestion on the approach to Cobh.
2256	Residents of Ballywilliam Estate	Lands at Carrignafof, Cobh, Co. Cork	Issues raised in relation to a proposed new residential zoning, concerns are raised about the possible impact of the new development on the existing houses.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to

Land Use Zoning Submissions: Cobh Environs

No.	Submitter	Submission Title	Summary
2506	Leevale Properties Ltd	Lands at Carrignafof, Cobh	Request to re-zone land from open space/sports/recreation/amenity (O-04) to residential. Submission states that the land owner already has planning permission for residential development on the land (Ref. No. S/98/5578) subsequently there has been an application for change of layout (Ref. S/00/7473 and PD/97/00) and outline permission has also been sought for neighbouring land (Ref. S/01/1506).
2507	Leevale Properties Ltd	lands at Carrignafof, Cobh	The submission requests that lands at Carrignafof, Cobh to be changed from greenbelt to residential on the following grounds: proximity to existing zoned lands; the rezoning would comply with the Cork Area Strategic Plan and that services are available.
2552	Cobh Ramblers F.C.	Lands at Cobh	The submission is a request to rezone land from established open space/sports/recreation/amenity (training pitch). It is not stated but it is presumed that this is a request that the land be zoned for residential use. The site is within the development boundary for Cobh and is adjacent to land zoned for residential use (R-09, R-10, R12)
2670	Mr John Ahern	Lands at Belvelly, Cobh, Co Cork	Proposed re-zoning of existing agricultural lands outside Cobh, to residential & ancillary use. It is suggested that this represents the expansion of the village of Belvelly and can be serviced. Support for the 'eastern route' of the proposed realignment of the R624 Cobh Road.
2785	Adrian McNamara	Lands at Ballynoe Cobh	Proposed Residential Zoning at Ballynoe, Cobh for high density residential, on grounds that the lands were previously within the development boundary (1996 Plan as amended); good access to the road and rail network; there is adequate marine and industrial land available close to the site; it is a brownfield site; the high density development proposed is in line with the Draft Plan and the Cork Area Strategic Plan.
2816	Fleming Construction	Lands at Ringacoltig, Cobh, Co Cork	Request for land to be zoned for a rail station and park & ride facility, on grounds that there is a requirement for a larger station with parking at Cobh which cannot be met at the existing station site; the location of the site in relation to the large residential catchments area; the proposal is in line with the stated aims of Cork Area Strategic Plan and the primary objectives of the Draft Plan.
2853	Tesco Ireland Ltd	Issues relating to Retail	Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows: Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre.

Land Use Zoning Submissions: Cobh Environs

No.	Submitter	Submission Title	Summary
			Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to
2927	Cork County VEC	Issues relating to Cobh (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Notes the projected growth of Cobh and the effect that this will have on the number of extra school places required.

11 Cork City: North Environs

11.1 The issues raised in relation to the zoning objectives for Cork City – North Environs arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Tower and Glanmire and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Christy's Hotel, Blarney on Friday 22nd March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 23rd April 2002. Together, the following issues are raised in relation to the town:

Cork City – North Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under optimistic growth conditions, the maximum number of new households expected in the area over the plan period is 490. The Draft Plan, provides six sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 700 new dwellings. Bearing in mind the constraints of topography and road proposals it is considered sufficient for the development needs of the area over the plan period.
B	Should the plan make special provision to secure improvements in the mix of house types and tenures to be provided in Cork City - North Environs?	The northern part of Cork City is characterised by a number of extensive public-sector housing estates. A small but growing number of these houses are now owner-occupied following their sale to tenants. In the future, it is important to the economic and social well being of the area as a whole to encourage greater social integration through the provision of a better mix of house types and tenures but, because of the present concentration of social housing, consideration should be given to restricting further provision in this area. Priority could then be given to the provision of affordable and open market housing.

Cork City – North Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
C	Are the plans' proposals for the area near Knocknaheeny, including the development of a regional park, the most appropriate in terms of both the mix of uses proposed and their location?	The proposal for the regional park near Knocknaheeny stems from a shortage of recreational land within the northern part of the city. Much of the area concerned is, generally, unsuitable for built development, being steeply sloping and visually prominent over a considerable distance. In order to make the best use of land, it is important to ensure that land that is capable of accommodating new development is zoned accordingly. Submissions received have requested that provision be made for the provision of a new school, additional GAA facilities, housing, and the regional park. Consideration should be given to providing additional housing development on suitable land and, at the same time, extending the proposed regional park onto the more steeply sloping and visually prominent land. Provision could also be made for the new school and additional sports facilities.
D	Is Clogheen an appropriate area for either industrial or residential development?	The area around Clogheen forms an essential part of the strategic greenbelt to the west of the built up area of the City. The area occupies a prominent ridge overlooking the Lee valley. The area is served by a, generally, poor road network. In the absence of an overriding shortage of developable land in the City's Northern Environs, there is little to support further zonings in this area.
E	Should more land be zoned for residential development in the area near Dublin Pike?	Substantial submissions have been received requesting additional housing development. However, Dublin Pike is considered relatively remote from the City Centre when compared to other areas. The road network serving the area is relatively poor, although this may change if the proposed northern ring road follows an alignment that would serve the area. In the absence of an overriding shortage of developable land in the City's Northern Environs, there is little to support further zonings in this area.

Cork City – North Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Should more land be zoned for residential development to the north east of Ballyvolane?	Substantial submissions have been received requesting additional housing development. Of the potential locations for new development on the periphery of the built up area of the City, this area is relatively close to the City Centre. It is well served by public transport and benefits from a number of existing neighbourhood and other shopping centres. The potential for development here is constrained, to a degree, by the need to avoid the upper parts of the rising land to the north and east that form an important element of the landscape setting of the city. It is also essential to protect the strategic greenbelt area between the City and Glanmire/Riverstown to the east. If additional land is required for new residential development over the life of this plan then consideration should be given to selecting appropriate sites in this area that do not conflict with the strategic constraints referred to.
G	Are the proposals for a North Ring road sufficiently advanced to warrant the reservation of a route in the plan?	A feasibility study has established the need for a north ring route from the N22 (Ballincollig) to the N20 (Mallow). A consultant has been appointed to progress the design and select a preferred route corridor from the N22 to the N8 (Dublin Road). The preferred route should be known in the next 12 to 18 months and it is considered premature, therefore to zone lands in the vicinity of the route options until the preferred route is selected.
H	Should more land be zoned for residential development in the area between the City and Dunkettle?	The area between the City's eastern fringe and Dunkettle forms an essential part of the strategic greenbelt. The area occupies well-wooded slopes and a prominent ridge overlooking much of the upper harbour and forming one of the most important elements that make up the city's landscape setting. Although the road network in the area is well modernised the protection of the strategic greenbelt and landscape importance of the area is considered to be of paramount importance. There is, therefore, little to support further zonings in this area.
I	Should additional land be zoned for sports pitches in the area near Lotamore?	This area forms part of the Metropolitan Greenbelt where sports pitches and other open recreational land uses are generally considered appropriate.

11.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the Cork City – North Environs. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2033	Cork City Council	Request for zoning adjacent to Knocknaheeny/Hollyhill	Land is required by the City Council to enable them to develop a regional park at the northside of the city.
2040	Barry O'Donovan	Zoning of lands at Knocknaheeny/Fairhill	Proposed residential development on lands identified for a regional park in the Draft Plan. Submission proposes a total of 410 units.
2081	Mr Liam O'Shea	Request residential zoning at Arderrow,Ballyvolane	Requests that land designated as A1greenbelt be zoned for residential development. A map taken from the Members' Draft Development Plan is submitted, in which the land in question is zoned for residential development. There is a request for this zoning to be re-instated.
2094	Gaelscoil Pheig Sayers	Request for educational zoning at Fairhill	Land in question belongs to Na Piersaigh Hurling and Football club. The club have offered this land to Gaelscoil Pheig Sayers to facilitate the construction of a new school. In order for this to occur the land needs to be rezoned from Agriculture to Educational.
2102	Ms Eileen Casey	Property at Ballygibbon Blarney	Existing home being surrounded by development which are not objecting to but find that it is no longer a peaceful place to live. Request to be able to build on land in Ballygibbon, Blarney near family.
2139	Mr Dan Twhog	Lands at Kileens, Co Cork	Proposal that entire land holding be designated as A3 greenbelt.
2140	Mr John McCarthy	Lands at Killeens, Co. Cork	Request that land, currently designated as A1 greenbelt in the Draft Plan be zoned for low density residential development.
2145	Mr John O'Connell	Lands at Nash's Borreen, Co Cork	Submission requests that the Draft Plan zoning O-01 (Regional Park) should be changed to a residential zoning. It is suggested that zoning the land will address the imbalance of the Northside of the city. A developer has offered to purchase the site and the scheme proposed incorporates affordable housing, service sites and community facilities. The agent argues that if the County Council want to build a regional park they " already own a substantial amount of land (approx 70 acres) in the Immediate Area."
2152	Mr Donal Cox	Property at Blackstone Bridge Lower Kileens Co Cork	This submission objects to the proposed North Ring Route traversing a section of a particular landholding and close to a house. Chief concerns are: noise levels, devaluation of property, privacy and security. No map was supplied with the submission.
2191	Ms Catherine O' Connor & Mr. Ian Bradley	Site at Ballyharoon, Rathcooney Road, Rathconney, Co. Cork	Proposal for a house on a half acre site currently designated as A3 greenbelt.

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2211	Mr. Jim Davis	Rezoning of lands at Clogheen Cross, Co. Cork	Request that land currently designated as A1 greenbelt be designated as A3 greenbelt. It is argued that the land is not on skyline and would compliment the rest of the land in the village as a natural extension of the A3 greenbelt.
2212	Mr. Jim Davis, Building Contractors	Rezoning of lands at Knocknacullen, East/Hollyhill, Co. Cork	Proposed mixed density housing on 43 acres and 37 acres for active open space for private clubs. No comprehensive study done for northern fringe area. Severe shortage of land bank for housing delivery and release of land in the past has been ad hoc. Demand is high in the area and all satellite villages are full. Improved accessibility of the land through the Northern Ring Road, Blackpool by-pass and railway together with the proposed extension of north ring road.
2221	G. Cronin, T Linehan, M Buckley	Lands at Kilcully/Dublin Pike	Proposed residential development on two parcels of land in the northern environs. It is argued that there is an established need for additional residential land in the area.
2264	O'Callaghan Properties	Lands at Rathpeacon - Northern City Fringe	Land is designated as greenbelt (A1). A portion of the land is presently zoned for industrial (I03) use. It is proposed to rezone this land residential so that the whole piece of land can be integrated. A site for the Mallow/Cork railway station is suggested on
2279	Mr Jim Horgan	Lands at Ballincolлие, Ballyvolane	Proposed to zone the land for residential development on the basis of making available land in the lifetime of the plan. The area has been transformed by improved transport links between employment zones (Little Island, Kilbarry etc and housing areas) and services are available.
2284	Mr Peter Horgan	Lands at Ballincolлие, Ballyvolane	Arguments for the inclusion of land based on the need for additional zoned land on the north side of the city. The Cork Area Strategic Plan has called for additional land for housing and land is strategically placed on the edge of the zoned land in the northern environs Draft does not meet the requirement to zone sufficient land for residential development in the lifetime of the plan. Improved access to the northern environs Some land zoned don't come onto the market quick enough, therefore eneed to zone more land.
2330	Land owners in Ballyvolane	Lands at Ballyvolane, Co Cork	Request to zone lands for residential use, based on a number of factors including demand and availability of residential lands, infrastructure provision and proximity to services and employment.
2332	Mr Anthony Horgan	Lands at Lahardane, Ballyvolane, Co Cork	Proposed housing area in the Northern Environs. It is argued that demand for housing in the area has not been met.

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2340	Mr Michael Moynihan	Re zoning of lands at Lower Killeens	Proposal by a local resident for land to be used for (one off) housing. The site is bounded by A3 Greenbelt and is well serviced.
2369	Mr Noel Hurley	Lands at Lotamore, Co. Cork	Request for land presently designated as A1 greenbelt to be zoned for residential development for the following reasons: grounds are suitable for high quality housing with good southerly views over the estuary; land would only support low density wooded housing but has good access to Glanmire Road, water supplies and sewerage. It is an integral part of the city and would not erode the green belt between Glanmire and Cork city.
2415	Cheshire Homes	Lands at Glanmire	Land is situated on outskirts of Cork city and adjacent to the Cheshire Homes; Site is elevated with good views and mature trees; Proposed development will assist the home to funds expansion programmes.
2428	Donal & Veronica Murphy	Observation on Proposed New Road at Killeens Village	This submission objects to the route of the North Ring road on the grounds that a family home has been built near to the proposed alignment of the road in Killeens village.
2439	Mrs Mary Mehigan	Lands at Ballyvolane, Banduff Rd	Site is immediately north of development boundary Site is well served by services (water, sewer, road) and is an extension to Banduff road housing area
2448	Mallow Road Residents Assoc	Issues relating to possible North Ring road	Proposal that the northern relief route (U-03) should be located further north for the following reasons: 1) have minimal impact on dividing the built up community 2) preserve the distinctive green belt on the edge of the city 3) preserve the amenity lands at Glenamought River Valley 4) preserve the green area at Delaney's Hurling and Football Club lands 5) enable readily available lands to be developed for the industries that the new road will inevitably attract 6) make lands more easily available for the support of park and ride facilities.
2475	Messers Michael & Joesph O' Sullivan	Rezoning of lands at Clogheen Cross Roads, Clogheen, Co. Cork	Submission requests that that land designated as A1 greenbelt be zoned partly for industrial and part retained as A3 greenbelt.
2503	Mr Jim Horgan	Lands at Ballincollie, Ballyvolane	Cork Area Strategic Plan has recommended more areas for housing and draft development plan has not zoned sufficient land for housing because of slow release of land Adequate services are available and access is good with NRR (proposals) and Blackpool by-pass
2504	O'Driscoll Developments Ltd	Lands at Ballincollie, Ballyvolane	Cork Area Strategic Plan has recommended more areas for housing and draft development plan has not zoned sufficient land for housing because of slow release of land Adequate services are available and access is good with NRR (proposals) and Blackpool

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2546	Lower Killeens Residents Association	Issues relating to Lower Killeens, Co. Cork	<p>by-pass</p> <p>Submission for the following :-</p> <ol style="list-style-type: none"> 1) Support for recreation areas O-01 and O-02. As it preserves the distinctive green belt area and provides much needed recreational activities. 2) Suggests the change of zoning of agriculture to open space to protect the land against development and enhance the natural flora and fauna in the area. 3) Support for the scenic walk (U-01) and suggestion to extend it to make it a circular walk along the valley and back to Nashes Boreen. 4) Opposition to U-03 proposed route as it passes through the valley and will have a detrimental effect on the environment and impact on the residents. It would also be a costly alternative. 5) Suggested that the ring road goes along the Mallow road further north using the existing road network.
2558	Mr Sidney McElhiney,	Lands at Lahardane, Dublin Pike	Proposes 9ha site, currently identified as A1 green belt, be zoned for low density housing development, on grounds that the site is accessible, serviceable, close to A3 green belt and to development boundary; in sought after residential area close to all amenities; and would satisfy local housing needs that are not adequately met.
2595	Cork City Council	Comments on Draft Plan	<p>Suggests - Need for more land to be zoned for housing in the northern environs (Ballyvolane, Monard/Rathpeacon; More park and ride facilities should be included in the plan; Remove the alignments of northern ring road as they are raising false hopes and are misleading; Support for regional park at Knocknaheeny; Proposed rezoning of land (13ha) from green belt A1 to open space and amenity for playing pitches; Present landfill site is intended to be a regional park facility - it should be shown as such in the plan; Support to zoning of Bloomfield House for recreational and amenity; Support for zoning of open space at Boherboy Road, Lotabeg.</p>
2612	Patrick J McCarthy	Lands at Lauriston Est. Glanmire	Lauriston Estate and house was built in 1760 and has been preserved. Objection to the ring road alignment through the land on grounds that existing woodlands and walls will be destroyed; gradient of proposed road would be 1:11 which is considered to be too steep; proposed road cuts through the Banduff road housing area and is clearly not the best option; personal and financial interests in the area would be compromised.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment.

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
			<p>Request that all 18th and 19th century villages and towns are designated ACA's.</p> <p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2630	Nashs Boreen Residents Assoc	Issues relating to Nash' s Boreen	Nashs Boreen Residents Association provide a history of the area in this submission, including Past Initiatives and comments in relation to Social and Affordable housing in the area. Broadly welcome the Specific Zoning Objectives as outlined in Map 11-1 in the Draft Development Plan, which includes an objection to the proposed route for the North Ring Road (U-03) because of its natural and detrimental effect on the Glenamought River
2632	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire	Proposed residential or commercial use
2680	Mrs Abina Leahy	Issues relating to Northern Environs	Concerns raised over a number of land uses and activities in the Lota area and request for appropriate consideration.
2685	Mr Michael O'Regan	Lands at Hollyhill, Co Cork	Site of 12.6 ha is located between the Nashes Boreen and proposed north ring road Proposes affordable houses be built there
2720	Mr Billy O'Flynn	Lands at Carhoo, Kilnap	Proposes residential zoning on grounds of access to services and suitability for residential expansion (mixed housing). Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2721	Mr Pat O'Flynn	Lands at Carhoo, Kilnap	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
			zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2722	Mr Healy	Lands at Carhoo, Kilnap	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2730	Mr J. Buckley	Lands at Kilcuddy ad Carhoo Whites Cross, Co Cork	Request to zone lands for mix of residential and utility (graveyard) use.
2735	Cork County GAA Board	Lands at Kilbarry	The site is owned by Cork County GAA Board. It is proposed that the site be divided into 23.8 acres for housing (mixed type) and 14 acres for open space. The Board feel that the Delaney Rovers GAA club serve adequately the organised playing requirements of the area and therefore the remainder of the land should be used for residential development thereby allowing for the further promotion and development of Gaelic Games and enhancing the area for those who currently live there. It is claimed that all the necessary services are available and are accessible.
2748	Ted & Kate Slayven	Lands at Burke's Hill, Lotamore, Tivoli, Co Cork	Proposes site of 1.5ha adjacent the City boundary and Lota hospital for residential development in accordance with recommendations of CASP and Housing Strategy and consolidating the edge of City locations
2778	Mr Frank Maguire	Issues relating to Rathpeacon, Co Cork	This is a well annotated submission from the Rathpeacon Area Planning Committee who are opposing the I-03 zoning in the Northern Environs Maps in the Draft Plan. Seeks clarification on a number of issues including landscape assessment, the provision of Local Area Plans and Special local Area Plans - their content and the level of community participation. General support for the Green Belt and Scenic Landscape policies in the submission however the scenic landscape designation over the I-03 is queried. The 'Higher densities' noted in HOU 1-3 is queried in respect of 'Quality of Life' issues. The Environmental Objectives outlined in ENV 2-1, and 2-2 are fully endorsed by the Committee.

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2793	Mr Bob Murnane	Lands at Banduff, Ballyvolane	Proposes 13ha of land straddling the development boundary and partly zoned open space, partly A1 green belt, be zoned for residential development. It is suggested that the Cork Area Strategic Plan promotes growth in the North Environs; the alignment of the north ring road will be critical in determining a new development boundary, and its final route should be clarified urgently; need for further housing, and wider housing mix, in area; zoning for open space within likely line of ring road will sterilise key sites, and these uses would be better located outside the ring road where they will provide a buffer between development and green belt areas, etc.
2809	Mr Donal O'Donovan	Lands at Mayfield Cross, Co Cork	Proposes rezoning lands for residential development. Claims that the western portion of lands are already under construction for housing and have not been shown on the development plan. Rezone the portion of land for open space (being the bog).
2906	Mr Pat O'Flynn	Lands at Carhoo, Kilnap (part of 2721)	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2911	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire, (Part of 2632)	Proposed residential and commercial development
2912	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire, (Part of 2632)	Proposed residential or commercial development
2918	Mrs Mary Mehigan	Site at Ballyvolane, Banduff Rd. Cork (part of 2439)	Proposed extension to Banduff residential area. All services are supplied.
2928	Cork County VEC	Issues relating to Cork City North Environs, (part of 2666)	Comment on educational, sports and recreation facilities in the area
2942	Mr & Mrs J Buckley	Lands at Kilcully & Carhoo, Whites Cross (part of 2730)	Request for zoning of lands
2950	Various	Lands at Kilcully/Dublin Pike. Co. Cork, (part of 2221)	Proposed residential development on two parcels of land in the northern environs. It is argued that there is an established need for additional residential land in the area.
2951	Various	Lands at Ballyvolane (part of 2330)	Request to zone lands, based on a number of factors including demand and availability of

Land Use Zoning Submissions: Cork City - North Environs

No.	Submitter	Submission Title	Summary
2952	Various	Lands at Ballyvolane (part of 2330)	residential lands, infrastructure provision and proximity to services and employment. Request to zone lands, based on a number of factors including demand and availability of residential lands, infrastructure provision and proximity to services and employment.

12 Cork City: South Environs

12.1 The issues raised in relation to the zoning objectives for the Cork City South Environs arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Community Hall, Ballicollig on Friday 15th March 2002 and at the Carrigaline Court Hotel on Tuesday 19th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 12th April 2002. Together, the following issues are raised in relation to the town:

Cork City – South Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the City's South Environs, from 2001 to the end of the plan period, is 2160. The Draft Plan provides sixteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 3719 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Does the Draft Plan provide adequate land for the development of new schools to serve the planned increase in population?	The Draft Plan does not provide land for new schools. Cork V.E.C. has indicated a requirement for the provision of a post-primary school to cater for planned population growth in the Lenenaghmore/Togher Area. Consideration should be given to providing additional land for the provision of this new school.
C	Does the Draft Plan provide adequate protection for the landscape setting of the southern periphery of the City?	The built up area along the southern edge of the City is characterised by the largely rural slopes and ridges that form a landscape backdrop to the urban area. For some years these have largely been preserved by the application of Greenbelt controls to prevent their loss for development. Notwithstanding the large number of zoning requests, the Draft Plan continues to protect these areas and includes additional protection for the most prominent areas. In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming steeply sloping valley sides or ridges which define the character of the south environs. Recognised areas of Scenic Landscape are also, largely, avoided.

Cork City – South Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Does the Plan make adequate provision for student accommodation?	Generally, it would be inappropriate for the Plan to include specific zoning objectives reserving land for particular social groups. The provision of student accommodation could be an exception to this general rule where it was part of a wider proposal for the establishment or extension of an educational campus. Proposals have been put forward for a mixed development including student & nurses accommodation at Ballinaspig More but this site is remote from the educational establishments and hospitals it would serve being beyond the planned built up area for the City's South Environs to the south of Ballincollig by-pass (under construction) and is not part of an existing or proposed educational campus.
E	Does the Draft Plan make adequate provision for Park and Ride facilities in this area?	The Cork Area Strategic Plan identified a requirement for additional park & ride facilities to serve the main southern approaches to the city. This plan identifies a site (I-01) for industrial development at the Bandon Road roundabout to include provision for a park and ride facility. Proposals have been put forward for a mixed development including park & ride facilities at Ballinaspig More but this site is beyond the planned built up area for the City's South Environs to the south of Ballincollig by-pass (under construction) and would not be attractive to traffic from the N71. In the longer term, large-scale provision may be possible on land near the Kinsale Road Roundabout, possibly within the City Council's area, when operations at the landfill site there cease.
F	Has adequate provision been made for retail and commercial development?	Until the Council's Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centre areas.
G	Does the Plan make adequate provision to achieve the objectives of the Douglas Traffic Study?	The County Council has already approved a programme of measures to implement a range of issues recommended by this study.
H	Should the plan identify a zone of land for sports clubs within the greenbelt?	Whilst it is recognised that there is strong demand for sports clubs in the City South Environs area, such land uses are acceptable within the Metropolitan Greenbelt as they are included within the scope of objective SPL 2-2.

Cork City – South Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
I	Does the plan make appropriate provision for recreation and open space?	The Draft Plan makes provision for about 97.5 hectares of new open space in addition to that which will be provided incidentally within new development. Additionally, it is anticipated that the South Link Road landfill site (within the City Council Area) will be reclaimed for mainly open space uses once operations have ceased. The open space provided in the plan is intended to perform a variety of functions ranging from formal sports pitches to areas for informal recreation. Whether or not the plan makes adequate provision to secure the implementation of its open space proposals is an issue for consideration. Clarification of the type of open space proposed in each case could be included in the plan together with proposals for its provision as part of the development of nearby or adjoining zoned land.
J	Is the scale and nature of new development proposed near the Bandon Road roundabout the most appropriate? Is the right mix of uses proposed on site I-01? Should this site be extended or zoned for other uses such as residential or retail?	Although other proposals have been made, the preferred site for this is that shown in the Draft Plan as I-01. With the completion of the Ballincollig by-pass, the Bandon Road roundabout will become one of a few key nodal points on the road network in the Metropolitan Area. The Cork Area Strategic Plan has identified it as a location for park & ride facilities.
K	Should more land be zoned for housing and community development to the south of Douglas?	Douglas and its environs has been a popular location for new residential development for many years. The most southerly parts of the suburb are now a considerable distance from both Douglas and the City Centre and further development will only give rise to additional vehicle movements on an already congested road network. It is important to prevent the erosion of the strategic greenbelt gap between the southern City fringe and Carrigaline and to protect those prominent slopes and ridges that contribute to the landscape setting of the City as a whole. Given these constraints, there is only limited potential for some further development on relatively low-lying land to the west of the Old Carrigaline Road.
L	Is the designation of site O-08 the most appropriate? Does the plan make adequate provision to achieve this?	This area of open space is intended to meet the needs of a relatively large area of housing development in the area of Mount oval and Garryduff.

Cork City – South Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
M	Bearing in mind past planning decisions, is site I-04 an appropriate location for new industrial development?	A strongly worded submission, opposing the zoning of this site, has been received. It is stated that the site has been the subject of a refusal of planning permission for housing development on the grounds that its exposed and elevated position would result in an excessively prominent and obtrusive development. Whilst the history of the site is acknowledged, the lower parts of the site, at least, are considered to have development potential. It is considered that a more detailed assessment of the site in relation to its surroundings should be carried out.
N	Bearing in mind the proximity of residential properties, is it appropriate to provide for an extension to the airport business park?	Cork Airport is a development location of regional importance. The existing business park has attracted high-profile office-based employment to the area and it is appropriate to make provision for this extension. Objective I-05 recognises the proximity of residential property and emphasises the importance of providing tree planted buffer zones at the periphery of the development. In any event, the level of amenity associated with this type of development will be consistent with residential amenity.
O	Is it appropriate to provide for other industry (e.g. logistics) in the area close to the airport?	A number of submissions have raised the issue of the desirability of further logistics development near Cork Airport. Facilities are provided for airfreight operators within the operational area of the airport. Specialist distribution facilities linked to air transport may be appropriately located within the boundaries of the airport lands. Outside the boundary of the airport itself the land is elevated and visually prominent. The slopes to the north form an important part of the landscape setting to the City as a whole. One of the attractive qualities of the airport is the relative ease of access provided by the modernised road network. Further logistics development here would cause unnecessary traffic congestion on the approaches to the airport diminishing its' attractiveness to customers and the large scale buildings involved would impinge on the landscape setting of the City. Appropriate provision for this form of development is made by the plan in other locations such as Little Island.
P	Would it be appropriate to zone I-03 for retail warehousing?	This site fronts the western side of Sarsfield Road and adjoins existing industrial development. Retail warehouse proposals on this site have, in the past, been rejected by An Bord Pleanála.

Cork City – South Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
Q	Should further provision be made for a technology park in addition to the planned provision in the draft plan for Ballincollig?	A number of submissions make proposals for specialist technology parks. The Draft Plan, following proposals in the Cork Area Strategic Plan, makes provision for such a development on site I-02 in Ballincollig. The draft plan makes provision for technology parks in a variety of suitable locations in addition to Ballincollig. These could be re-examined to ensure that the scale and location is in line with the Cork Area strategic Plan and the overall strategy of the draft plan. Further zoning of sites for this use in the green belt would not be recommended.
R	Is site R-11 appropriate for high-density residential development?	This section of Rochestown Road has been a successful location for higher density development in the past. There is a good public transport service to the city. The site would appear appropriate for high-density residential development.
S	Should provision be made near the Kinsale Road Roundabout for commercial development? Are the existing uses shown in the plan correct?	There is already a significant concentration of commercial development near the Kinsale Road Roundabout. While there may be minor inaccuracies in the mapping of existing land uses in this area, (which need to re-examined), it would be premature to make new provision for commercial development prior to the adoption of the Joint Retail Strategy. In addition, traffic congestion at the roundabout is such as to limit the potential for future development until the proposed fly-over scheme has been implemented.
T	Should the existing retail development in Douglas be included in the Town Centre zoning? Could there be advantages to adopting this approach?	The Draft Plan includes the two purpose-built shopping centres in Douglas as 'Other' land uses. Consideration could be given to including these within the area designated as established town or neighbourhood centre. This would help encourage the further integration of these two centres with the older parts of the village.

12.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the Cork City – South Environs. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Cork City – South Environs

No.	Submitter	Submission Title	Summary
2003	Mr. John Riordan	Proposal for a Sport Complex, 8 no Appartments, 12 Duplex Appartments and A Creche	Requests rezoning on basis of long term intention to develop site, including provision of services, and appropriateness of proposed uses to locality.
2028	Mr Denis Maher	request for residential zoning at Ardarostig, Waterfall	Proposes residential zoning of land, currently designated as A1 greenbelt, but with a small fragment identified as existing industrial.
2046	Frinailla Developments	Rezoning of 50 acres at Castletreasure, Douglas	Proposes re-zoning for residential on grounds of shortfall of residential land; availability of services and access; willingness to provide land at no cost for community facilities.
2054	Mr Ronald Sweetnam	Re zoning at Ballinrea, Carrigaline	Argues that the land should be designated A3 green belt, rather than A1, on grounds that land either side is in A3.
2076	Mr. Kevin O' Sullivan	Property at Scart Cross, Douglas	Submission requests that property at Scart Cross, Douglas, designated as greenbelt in the Draft Plan be zoned for residential development on the grounds that: there is easy road access; the site is close to amenities such as schools churches, shops, the seaside etc.
2077	Mr. Leo Ryan	Property at Carrs Hill, Castletreasure, Douglas	Concerns raised regarding land use zoning and associated activity in the South Environs area. Request for alternative land use to be identified in the draft Plan.
2078	Westbrook Housing Co. Ltd	Observation on lands at Cooneys Lane, Grange	Proposes that land adjoining the development boundary and designated A1 greenbelt be zoned for residential development. On the grounds that it will provide accommodation convenient to the infrastructure already in place in the area; homes are needed in area; is well located in relation to link roads and bus services; scheme could provide a continuation of the existing adjacent amenity
2118	Mr Joe Carey	Lands at Curraheen Village	Proposes residential zoning of two sites currently designated as greenbelt A1 on grounds that Curraheen was excluded in error by the 1996 Development Plan; area has developed in an ad hoc manner; this is opportunity to regenerate village; site is serviceable, including use of a sewage treatment plant draining into river; development would be compatible with national and local policies; village is otherwise constrained by topography.
2119	Mr John O'Riordan	Lands at Wilton roundabout, Sarsfield Road junction	Proposes re-zoning from open space to residential on grounds that the site is relatively serviceable and can be accessed; development was previously intended and would screen the existing houses overlooking the link road; the open space could 'be developed as part of the landscaping initiative scheme'.
2121	Mr George Kingston	Additional zoning at Monksstown	Request that land, designated as A3 greenbelt in the Draft Plan, be zoned for development on the grounds that owner has given an amount of land up for use by local football clubs.

Land Use Zoning Submissions: Cork City – South Environs

No.	Submitter	Submission Title	Summary
2122	Mr George Horgan	Rezoning at Southern City fringe	Proposes zoning for residential development of part (variously identified as 72 acres and 50 acres) of land currently zoned for open space (City South Environs O-08), on grounds of severe shortage of undeveloped residential land and high level of demand for housing in the area; growth of southern fringes should not be constrained; nearby satellite towns and other 'overspill' areas now nearing capacity; improved roads in the locality make site highly accessible; site well related to facilities in Douglas East and West; site easily serviced.
2125	Pat O'Neill & Richard Walshe	Re-zoning of land from A1 to A3 at Ballinveltig, Curraheen Rd	Proposes a change to the greenbelt designation from A1 to A3 on grounds of small size (of 1.5 acres); for own development; owner lives within 1 mile; in middle of an existing ribbon of houses; already a shed on the site, so not undeveloped; trees will be retained to screen development; development would prevent access to large site behind, and hence development of it; no adverse visual impact; limited potential for agriculture; resulting A1 greenbelt designation line would be more defensible; consistent with objectives of rounding off development and strengthen the green belt; neighbour has no objection.
2129	Mr. Jeremiah McCarthy	Rezoning of lands at Farmers Cross, Ballycureen	Proposes change from A1 to A3 greenbelt designation on grounds of previous planning permission (1975) for a bungalow; site is adjacent to two existing dwellings; submitter lives within 3 miles; development would 'preserve the green belt to the south for Runway 25'.
2143	Frank & Lynda O'Connell	Concerns regarding greenbelt at Lehenaghmore, Togher	Argues against Cork South environs zoning I-04, claiming - it is inconsistent with previous refusal of planning permission on grounds of visual impact of development in this location; contrary to the policies in the 1996 Development Plan; site has inadequate road access, and is visible for miles; no evidence of a need for more warehousing as many existing units in area are vacant; constitutes an unwarranted erosion of green belt, contrary to Agenda 21 principles; could become an extension to proposed recycling facility adjacent, turning ridge into a wasteland.
2151	Mr Michael Ahern	Property at Lehenaghmore Co Cork	Objection is made to the zoning Cork South Environs I-05 (which is intended to facilitate extension of the Airport Business Park, on grounds of proximity to existing houses and consequent loss of privacy, security and amenity; proximity to domestic water source and attendant risk of pollution of this; noise, air and light pollution; visibility from identified scenic route. Suggests that the boundary of the zoning should be moved away from the houses, possibly with boundary adjustment on the west side to maintain overall area of zoning.

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No.	Submitter	Submission Title	Summary
2164	C & A Collins	Lands at Rochestown	Seeks residential zoning of land presently designated as greenbelt, mainly A3 and partly A1, on grounds that it would be in line with other zonings in the area; would consolidate the southern suburbs; would benefit from new sewerage scheme; and make an ideal infill low density development site.
2165	Mr John Barrett	Request for zoning at Lehenaghmore, Togher	Proposes residential zoning of a site mainly outside draft development boundary and within green belt, and partly within boundary and zoned agricultural, on grounds - there was in the past some political support for development on this land; site is well screened from the valleys to the north, and less obtrusive than Council's own nearby housing site; would produce a more durable edge to the City; would provide a forestry buffer between urban development and agricultural land; consistent with plan objective to reduce overall growth in the locality; would avoid need to re-zone other land from industrial to residential; it 'represents finality' to development pressure in locality, etc.
2172	Mrs Maeve Dwyer	Lands at Woodview, Rochestown, Co Cork	This submission proposes that lands at Woodview, Rochestown, currently designated as greenbelt, be zoned for residential development. It argues that it would be in line with other zonings in the area, that it would consolidate the southern suburbs and that there is a new sewerage scheme nearby. No map was supplied with the submission.
2202	Mr. & Mrs Finbarr Dennehy	Objection to Extension of Industrial Zoning, Ardrostig.	Objects to the change in the boundary of the industrial zoning which brings it the boundary with client's domestic curtilage, on grounds of loss of residential amenity. A copied letter accompanying the submission relates to the specific details of a current planning application for the draft zoned site.
2224	Mr Jack O'Keeffe	Lands at Rochestown, Cork	This 20ha site at Oldcourt. Rochestown is proposed for for residential use. The basis of the submission is that: land is available for development; public sewer available; water main available; stream to take surface water and easy access to south Ring road. In addition landowner is prepared to incorporate public walkway. Landowner experiencing demand for low density development and it is proposed to provide serviced sites aiming toward the upper end of the market.
2233	Mr. Damien O' Leary	Rezoning of lands at Mount Prospect, Douglas, Co. Cork	Request to zone a 25ha site for residential development at Mount Prospect, Maryborough Hill. Basis of submission is: a) all services needed for housing are in place including sewer and storm water, b) Site very convenient to link road,c) Carrigaline EA Councillors seem very favourable to plan.
2239	Mr. James McNulty	Lands at Cooney's Road, Grange, Co. Cork	Proposes zoning of 5 acre site currently designated A3 greenbelt for low density housing on grounds that there have been several precedents for residential development

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No.	Submitter	Submission Title	Summary
			in the vicinity; the site is close to the suburbs and recently rezoned land; would be in accordance with the ethos of the Residential Density Guidelines; would increase availability of housing in area of deficiency; can be road accessed; would provide a transition between suburbs and countryside; would infill gaps in ribbon development; etc.
2259	Mr Eugene Murphy	Lands at Ardostig, Bishopstown, Co Cork	Request that lands currently designated as greenbelt be zoned for industrial purposes on the grounds that: land can be serviced; good access; land is similar to adjacent land zoned for industry.
2260	O'Brien & Flynn Ltd	Lands at Sarsfield Road, Doughcloyne, Co Cork	Requests change from Light Industry & Warehousing to Retail Warehousing. Previously refused planning permission for retail warehousing, petrol station and shop on the same site. A 'An Bord Pleanála' Inspectors report which is supportive in planning terms to the use requested is enclosed with the submission. References are also made to the National Retail Planning Guidelines and the Members Draft Plan (Para
2262	Mervyn Sweetnam & Mary O'Regan	Lands at Chetwynd, Togher/Bishopstown	Proposes residential development of 80 acres (currently identified as green belt A1), on grounds that there is a severe shortage of development land and a high level of demand; nearby satellites are full; southern villages inadequate; site accessible and serviceable; proximate to employment, services, and village core.
2265	Marcus O'Shea & Ruden Homes Ltd	Rezoning of lands at Lehenamorebeg, Pouladuff, Co. Cork	Proposes changing zoning of 60 acres from mainly green belt A1 and partly industrial to residential, on the grounds that development boundary has been too tightly drawn; site should be treated the same as adjacent sites which are zoned; the elevated part of the site could have a recreational use similar to the nearby zoned land, and this would form a natural boundary to the development area.
2274	Fr Bryan Shortall	Re zoning of lands at Woodview, Rochestown	Seeks residential zoning of land presently designated as greenbelt, mainly A3 and partly A1, on grounds that it would be in line with other zonings in the area; would consolidate the southern suburbs; would benefit from new sewerage scheme; and make an ideal infill low density development site.
2278	Mr Alan O'Donovan	Lands at Rochestown	Submission requests that lands at Rochestown to be zoned from greenbelt to residential on the grounds of: proximity to existing residential development; there is a shortage of residential land in Rochestown; there are services available; it is compatible with the principle of the Development Plan.
2336	Patrick Lehane	Lands at Castletreasure, Douglas	Submission requests that lands at Castletreasure designated as greenbelt should be zoned for residential development because: demand for large sites in the area; the site could be landscaped; such developments have included in greenbelt

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No.	Submitter	Submission Title	Summary
			areas in other countries with considerable
2356	Dermot & Sheila O'Sullivan	Lands at Ballycurreen, Kinsale Rd. Cork	Submission requests that lands at Ballycurreen, Kinsale Road, designated as greenbelt in the Draft Plan should be zoned for residential development on the grounds of: The Bacon Report; Contours of land are suitable; Land is serviceable.
2368	Mrs. Joyce Kingston	Rezoning of lands at Rathmacullig, Cork Airport	It is proposed to rezone lands currently zoned for greenbelt to industrial-enterprise on the grounds that: it is modest in size; it will encourage employment and economic activity.
2411	Anne Granville	Site at Scotch Lane, Model Farm Rd	Submission requests that a site at Scotch lane, Model Farm Road which is currently designated as greenbelt be zoned to allow residential development on the grounds that the site is close to existing residential development and the site serves no useful purpose as open green area.
2435	Cork County Federation	Observation on Draft Plan	<p>In relation to draft objectives SPL 3-4 and SPL 3-5 - this submission recommends active community participation and leniency for particular family and/or hardship circumstances within the Rural Housing Control Zone. Support also for sustaining rural communities by allowing people to build in their local area on suitable sites and local people having access to affordable sites.</p> <p>Balanced development must ensure that areas outside of the Cork Area Strategic Plan area are also incorporated.</p> <p>The Federation recommends the location of industry / enterprise within a 10-20 mile radius from rural areas and look forward to further discussion in this regard.</p> <p>There is general support for all the objectives in this chapter - a greater 'Partnership Approach' between Planners, Communities and Cork County Council is required.</p> <p>Housing Densities envisaged are not in keeping with village development. Recommended that a maximum of 24 houses per ha should apply and that adequate open spaces etc, are included.</p> <p>Housing for the elderly and the infirm - needs to be included here.</p> <p>Also, queries regarding Carrigaline, Rochestown/Douglas areas - residential development permitted in spite of lack of recreational and infrastructure. Derelict Sites were also mentioned in the submission - need to include policy on this.</p> <p>In general, there is support for the objectives in the plan with particular emphasis on public - community consultation.</p>
2443	Mr George Kingston	Lands at Ballyorban, Douglas	A 1.7 ha site is proposed for cluster type low density development at Ballyorban. Area is a most desirable area and all necessary social and recreation facilities are nearby.

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No.	Submitter	Submission Title	Summary
2444	No name supplied	Lands at Curraheen	Submission requests that the greenbelt designation be removed from lands at Curraheen and that the site be zoned for residential development on the grounds that: Curraheen ought to be treated as a village; it is near the Bishopstown suburbs; the site has good access and services; it has a bus service, schools and 30 mph speed limit.
2455	Heiton Holdings Plc	Lands at Ardrostig, Bishopstown	Refers to a 10ha site at Ardarostig roundabout Bishopstown (ie Heitons lands). Submission requests that the words 'Business Park, Hotel, Retail Warehousing' be inserted before the specific objective of; 'Light Industry and warehousing to include provision for park and ride . Basis of submission is a)site is currently subject to 4 separate applications for Builders providers yard, Retail warehouse, Hotel and Business Park, b) specific objectives do not include the uses sought and should be amended to accommodate these.
2492	College Corinthians A.F.C.	College Corinathians A.F.C.	Under objective Hou 3-1 College Corinthians are Investigating the possibility of acquiring a new site of 25 acres so as to provide alternative larger and better facilities than the existing site. The 25 acre site identified is in County Council ownership - and so the possibility of acquiring this land on a long term arrangement with the Council is requested.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 31) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2508	Mr Michael Cotter	Lands at Moneygourney, Douglas	The submission requests that lands at Moneygourney proposed to be zoned residential to be confirmed for this usage
2509	Mr Michael Cotter	Lands at Moneygourney, Douglas - North of N28	Submission requests that lands at Moneygourney Douglas to be rezoned from open space to residential on the grounds that: the lands are not owned by the golf course; it is difficult to maintain in agriculture use; the proposed conforms with the principles of the Draft Plan; services will be provided in the future.

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No.	Submitter	Submission Title	Summary
2510	Mr Michael Cotter	Lands at Moneygourney, Douglas-South of Proposed Zoning R-14	Submission requests that lands at Moneygourney, Douglas-South, currently designated as greenbelt be zoned for residential development on the grounds that: services will become available; it complies with the goals of the Draft Plan; it would result in a gradual; decrease in density from high density to low density near the greenbelt
2511	Tom & Peg Busted	Lands at Castletreasure, Douglas	Proposes zoning for low density residential development of land currently designated as green belt A1 (agent mistakenly believes it to be A3), on grounds of demand for housing in the area; owner's descendant wish to construct a dwelling there; green belt designation very restrictive for applicants; there should be a gradual decrease in density from zoned lands to the green belt; zoning this land would be consistent with the principles of the plan..
2513	Mr Finbarr Mulcahy	Lands at Moneygourney, Douglas	The submission proposes that lands at Moneygourney, Douglas be changed from greenbelt to low density housing on the grounds that: It is close to other zoned lands; services will become available in the near future; the topography is favourable.
2515	Mr Bill Teap	Lands at Rochestown	The submission requests that land at Rochestown, currently designated as greenbelt, be zoned to residential use on the grounds of the proximity to other development and that services are available.
2543	Mr Rory & Eleanor O'Brien	Lands near Farmers X, Co Cork	Submission refers to planning permission being sought at Bowews Field as part of Airport Business Park. Concern is expressed as this will interfere with rustic look of the area and with sun and quietness. Concern also regarding the refusal of their own application for permission for extension and they seek explanation of this. Indicate that the Industrial Park is not of benefit to residents as they are not allowed to walk dogs their. Clarification was sought regarding map of lands in question, however they responded with map of their own site. They also ask if planning permission has been requested or granted in fields behind their house and again concern that this will devalue their property.
2547	Mr Gerard O'Connell	Lands at Knocknamullagh, Rochestown	Submission requests that lands at Knocknamullagh, Rochestown be zoned for low density housing. A country lane development is suggested. No supporting arguments are made.
2572	Mr Brian W Mattsson	Overbridge over South Link Rd. and open space adjoining Alden Est and Inchvale Road	Design suggestion in relation to pedestrian bridge proposed as part of Cork South Environs U-02; Also wishes to see specific part of identified existing open space retained as such, and would object to built development here, but wishes to see access only from one end of the land.

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No.	Submitter	Submission Title	Summary
2578	Mr Kevin Fitzgerald	Issues relating to Lehenaghmore, Togher	Objection to zoning lands I-04 for industrial purposes at Lehanagh, in southern environs on the grounds that the topography is unsuitable and that the buildings will be visually intrusive; site will require extensive excavation and alteration of the topography; the Council have recently refused permission for residential development on part of the lands on the grounds of visual obtrusiveness; intermingling of housing and industrial development constitutes poor planning; the public realm is poorly maintained and developed here; there are already many vacant industrial buildings in the area; it would generate unsustainable commuter traffic on poor infrastructure; noise, smel and dust will result; access is poor; and the Council have not treated the area fairly
2581	O'Flynn Construction Ltd	Lands at Rock Farm, Carrigrohane	Proposes 30 ha site for Science Technology Park and Student Accommodation west of CIT. Lands are currently identified as A1 greenbelt (including small portion A3), on grounds that Corjk Area Strategic Plan notes that Cork has not kept pace with other cities in Ireland or other comparable cities, and 'promotion of regional competitiveness, and the strengthening of innovation capability through both education and the application of advanced research in the industrial sector, the creation of economic complexes and clusters in advance' ; notes importance of clusters and IDA strategy to create clusters of excellence; Cork Area Strategic Plan also stresses importance of fostering existing higher level and research institutions and need to 'encourage further development of technology and innovation activities for technology based companies that want to be located close to CIT and UCC; Cork Area Strategic Plan notes that need for 'additional development land will be required over the plan period for technology based activities, and identifies the possible need that there may be for 'strategic development in the Greenbelt if it contributes to the overall future well being of the sub region'; City Plan identifies need to develop attractive locations for new and developing employment sectors and reserves land in south west, however all of this has been taken up by Boston Scientific; the Draft Plan makes no provision for student accommodation; 1996 Development Plan identifies need for employment land associated with third level facilities; Draft Plan acknowledges 'need to ensure adequate protection of most suitable land for future expansion of this sector', however Plan neglects to provide for additional land adjacent third level institutions or student accommodation; the need to maintain visual separation between City and Ballincollig is acknowledged, but there is a very strong need to locate important uses of a strategic nature with the gap; a need to accommodate the new access roads to CIT which will result from the Bishopstown Traffic Study; proper design and

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No.	Submitter	Submission Title	Summary
			<p>landscape could satisfactorily achieve both objectives particularly given that site is not highly visible; and an Action Plan should be undertaken to reconcile the two aims.</p> <p>Conclusion: Cork Area Strategic Plan identifies need for this type development, necessary lands not available, ballincollig too remote, uses should be confined to undertakings related to third level institutions.</p>
2587	Mr Olaf Maxwell	Lands at Curraghconway	The site is no longer suitable for use as a sports field (racing track) as it is sandwiched by Southern Link Road and housing sites. It is proposed to change the use to 10 acres zoned for commercial offices, and remaining 9 acres be zoned for residential use (large single residences).
2605	Norwood Court Residents Assoc	Comments on Draft Plan	<p>Reference made to Goal (b) pp 7 Vol I and the strategic aim for Cork City - South Environs. Extensive range of comments regarding development in Rochestown area. Considers area has been overdeveloped and further zonings exacerbate this; infrastructure and public transport inadequate; need for provision of open space; development near Lake Mahon should be limited in height to preserve views; etc. Specifically objecting to Cork South Environs R11</p> <p>This submission relates to the Southern Environs area and is in objection to further zoning of residential land in the Rochestown area until recreation areas, public transport and relief roads are provided.</p> <p>Also suggests Havishan House Hotel as a listed building on the RPS.</p>
2609	Mrs Patricia Starkey	Observation to Draft Plan	Notes the concern regarding level of residential development in the County - particularly in the Environs of the City. Must give proper consideration to leisure facilities and play areas for children.
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <p>1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more)</p>

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No.	Submitter	Submission Title	Summary
2643	O'Flynn Construction Company Ltd	Issues Relating to University Technoloy & Business Park at Curraheen Road, Ballinaspig More, Cork	<p>2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition.</p> <p>3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.</p>
2651	John & Deirdre Healy	Lands at Lehenaghmore, Togher	<p>Concern regarding zoning at Lehenaghmore/Lehenabeg Togher area. Basis of concern being a) grounds of previous refusal in the area including exposed elevated position, visual amenity, conflicts with policy objective to protect Lehenagh ridge from development.b) presently zoning in area is mixed and roads cannot cope with traffic. To put more traffic on these narrow roads would be very dangerous. C) questions if there is a demand for such buildings given numerous For sale signs in the area. D) upkeep of units in the area is not very evident.</p>
2655	Denis O'Callaghan	Lands at Rathmullig East, Farmers Cross	<p>Proposes zoning for an 'airport logistic park' (comprising mixed-use warehousing, show rooms and office based industry with software and research and development) on 25 acres of land adjacent to airport on the grounds that this would complement the existing Cork Airport Business Park; Cork Area Strategy Plan understood to support provision of further airport related uses in the vicinity; the best way of attracting inward investment is to offer the investor choice; proximity to airport key to locational decisions of a number of national and international companies in the region; importance of airport to regional development recognised in various named studies; utilities available to service the site.</p>
2662	Mr. John Sexton	Objection to lands zoned for housing at Lehenaghmore, Togher,	<p>Objects to the position of the boundary between existing housing and existing open space, on the grounds that the housing zoning encroaches on the land which he was obliged to provide as open space. The boundary should be further up the hill, such that the whole of the site identified in the submission is open space.</p>

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No.	Submitter	Submission Title	Summary
2663	Mr John Sexton	Lands at Lehenaghmore, Togher	Objection to zoning for existing open space because owner had already given over some of his land for open space. 1996 Development Plan had no zoning for this area Draft Plan has included it in the development boundary and zoned it for existing open space
2669	Mr John Burke	Issues relating to Cork Airport	This submission requests that the Draft Plan should give the development of the airport at least the same priority as the Port of Cork plans for the harbour area. The Council should also be more positive about addressing the infrastructural deficiencies which threaten the achievement of the airport expansion plans. In this regard, the submission suggests a re-wording of paragraphs 5.1.22 and 23 and Specific Objective INF 1-21. In terms of the land use zoning in the South Environs the submission requests that the development plan; make provision for the planned expansion of the airport and related activities; provide clear policies to control development in the vicinity of the airport in the interests of safety and environmental factors, and to avoid prejudicing the future growth of the airport; address the inadequate road and public transport infrastructure serving the airport; facilitate construction of new buildings and facilities; reserve capacity in the water scheme for airport related demand; upgrade the sewerage system; provide for surface water drainage; show noise level contours and safety areas on development plan maps; amend boundary between airport and business park; use specific land use zoning category for the airport; include specific development objectives for the development of greenfield airport owned land during the plan period; etc. Specific amended wording is suggested for parts of the plan, and a meeting requested to clarify and expand upon the submission.
2677	Mrs Noreen Riordan	Issues in relation to Cork County Development Plan	Resident near airport expresses concern about privacy; noise; lack of recreation space, in particular somewhere to walk dog; absence of any advantages "in this situation".
2719	Mr Dan O'Mahony	Lands at South Link Road, Cork	Proposes zoning for institutional and charitable uses, and possible road widening, slip roads and recreational uses, of a site of c5.5 ha currently zoned as existing open space, on the grounds that there is a shortage of land zoned for institutional or charitable uses on the southern side of the City, and stressing the need to take an integrated approach to these lands incorporating Council and other public sector objectives.
2725	SMA Fathers	Lands at Spur Hill, Doughcloyne	Proposes extending the development boundary to the south of Doughcloyne and zoning for residential with a cycle way and open space along the banks of stream. Suggests dispersed housing, being slightly further out from the town. High demand for this type of

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No.	Submitter	Submission Title	Summary
			development in southern environs
2726	Bill Keary	Issues related to lands at South Ring Road, Cork	Objects to zoning as existing residential. Previously unzoned in 1996 but has become a prime site now with the construction of the southern link road and has a permission for fruit distribution centre. There has never been a residential premises nor is it suitable. It is more suitable for car sales distribution (Commercial)
2732	Tom & Marie Kieran	Lands at Ballyorban, Monkstown	Detailed submission proposing residential development of land identified as A3 green belt. Accepts that the site will be part of the A3 green belt, but argues that past and draft green belt exceptions criteria have encouraged only large individual dwellings on large plots, a form of development unsustainable and damaging to the openness of the green belt. Development control decisions have also hinged on unsound and unwarranted assessments of individual need. Wants the criteria amended to facilitate 'clustering' of development around focal points, and a more appropriate mix of housing units to meet local needs. Suggests the submission site is an ideal location for such development, with an existing large house, stable yard and outbuildings that could be incorporated into the development.
2740	Mr T O'Connor	Lands at Castletreasure, Douglas	Site of 1 ha adjoining Green Valley Estate , Donneybrook currently established open space. Proposal involves extending Estate into established green area on grounds that the land's fully serviced; forms natural completion of Green Valley Estate; area well serviced by public transport; current design includes 20 houses backing on to green area, this is undesirable for reasons of security, proper development and accessibility; proposed layout is more acceptable; current zoning traverses field and does not comply with natural boundary, whereas proposal complies with natural boundary.
2741	Mr Pat O'Shea	lands at Scotch Farm, Carrigrohane	Proposes land currently indicated as green belt A1 be zoned for residential, commercial or sports uses, on grounds that viable farming is being eroded by surrounding and continuing development; trespassing from residential and sporting lands impossible to control; access by dogs distresses livestock and disrupts farming activities; a relief road from Ballincollig Bypass to Model Farm Road will inevitably be required soon, and will further reduce the agricultural viability of the land. A previous letter referred to suggests further development in the area should be planned with infrastructural needs of future development in mind; the submission land is serviceable and could be developed alongside the second phase of adjacent IDA development

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No.	Submitter	Submission Title	Summary
2749	Aer Rianta	Cork International Airport	<p>This submission requests that the Draft Plan give the development of the airport at least the same priority as the Port of Cork plans for the harbour area.</p> <p>The Council should also be more positive about addressing the infrastructural deficiencies which threaten the achievement of the airport expansion plans.</p> <p>In this regard, the submission suggests a re-wording of paragraphs 5.1.22 and 23 and Specific Objective INF 1-21.</p> <p>In terms of the land use zoning in the South Environs the submission requests that the development plan makes provision for the planned expansion of the airport and related activities; provides clear policies to control development in the vicinity of the airport in the interests of safety and environmental factors, and to avoid prejudicing the future growth of the airport; addresses the inadequate road and public transport infrastructure serving the airport; facilitate construction of new buildings and facilities; reserves capacity in the water scheme for airport related demand; upgrades the sewerage system; provide for surface water drainage; shows noise level contours and safety areas on development plan maps; amends boundary between airport and business park; uses specific land use zoning category for the airport; includes specific development objectives for the development of greenfield airport owned land during the plan period; etc. Specific amended wording is suggested for parts of the plan, and a meeting requested to clarify and expand upon the submission.</p>
2751	Rosbridge Properties Ltd	Lands at Garranedarragh, Bandon Rd. Cork	<p>Detailed submission proposing zoning for housing, hotel, and park and ride of lands currently identified as green belt A1. In support of the submission it is claimed that proposal has support of elected members and adjoining property owners; significant change in planning context since approach to this area was established in the 1996 Development Plan, and arising from identification of zoning E-01 for cemetery further out from City than submission site; proposal would not intrude into green belt; a park and ride facility near intersection of N71 and N25 is an objective of the Cork Area Strategic Plan; proximity of hotel and housing to park and ride will support viability of bus service; need for quality hotel on N71 approach to City; lack of adequate reserve of residential land for South City Environs; need for affordable housing; need for accommodation for students and nurses in area; urban design benefits of a 'gateway' in approach to City; not contrary to basic strategy of Cork Area Strategic Plan; future development plans should be more flexible than predecessors; site close to a potential public transport node; attractive environment for housing; would reduce need to travel and support Bishopstown facilities; accessible by</p>

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No.	Submitter	Submission Title	Summary
2792	Mr. Jeremiah Lynch	Rezoning of lands at Curraheen Road, Bishopstown	<p>bicycle and foot to many education and employment sites; development would facilitate provision of amenity walk along former railway; existing trees would screen site; etc.</p> <p>Proposes zoning 13.5 ha of land adjacent to development boundary, and currently identified as green belt A1, for mixed use development (residential/commercial) including park and ride, healthcare facilities, and high density apartments suitable for students and nurses, on grounds that some of the land was previously zoned for mixed uses; it is an objective of the Cork Area Strategic Plan to provide park and ride facilities in area; particular suitability because of bus route No.8; advantage of providing business/enterprise space adjacent to park and ride to support viability of latter through reverse commuting; urgent need for healthcare facilities and retirement homes; lack of adequate 'headroom' in residential land availability for South Environs; need for affordable housing in south-west sector; particular need for accommodation for students and nurses in Bishopstown area; benefit of providing a link road between Curraheen Interchange and Waterfall Road. Current boundaries are based on the strategy of the 1996 Plan, continued in the current Draft, but no longer appropriate because incompatible with scale of growth, unsustainability of dispersal to private transport dependent satellite settlements, and low density housing lacking diversity; etc.</p>
2796	Mr Liam Davies	Lands at Rochestown	<p>Proposes 0.6ha for residential development approximately 1km beyond the Southern environs boundary off the Rochestown road. Site formerly used as a quarry and currently designated A1 Green Belt..</p> <p>Reference is made to 1996 Development Plan context where land to the north of Rochestown road are shown within the Development Boundary. It is argued that suburban type dwellings to the south of the road should also be included to reflect true status.</p> <p>Reference is also made to Housing Strategy and the need to provide for 3,800 households per annum, the need to provide higher densities in appropriate areas such as close to town centres, brownfield sites and areas close to public transport corridors.</p> <p>Reference in Cork Area Strategic Plan that 'substantial increases in housing provision in the early part of the plan period, will be possible by completing development in the southern City environs. This will be through sensitive infilling and rounding off up to natural boundaries'. Submission presents an opportunity to achieve this</p> <p>Implementation of Cork Area Strategic Plan will result in improvements to infrastructure including non car modes. A critical mass of population will be required to support these. Northern part of Rochestown Road has been</p>

Land Use Zoning Submissions: Cork City – South Environs

No.	Submitter	Submission Title	Summary
			<p>dezoned, this should be reinstated and refined to allow logical inclusion of an area previously developed.</p> <p>Steep embankment to the south of proposed lands presents a natural boundary for development.</p> <p>F) Current designation as A1 does not accurately reflect how the land has been developed to date.</p> <p>G) lands would be developed immediately following completion of the appropriate planning process.</p>
2803	St Patrick Woollen Mills	Lands at St Patrick Woollen Mills, Douglas, Cork	Requests a Local Area Action Plan for Douglas - as it is considered essential for the environmental well being of the village. It is further noted that such a plan would permit a well connected and integrated pattern of urban development through the village.
2817	Douglas Dev & Camont Ltd	Lands at Douglas, Co Cork	Requests a Special Local Area Plan for Douglas - to establish among other things, an integrated approach to the development and the revitalisation of the village. Other issues highlighted include the town centre, retail and infrastructure in the area.
2833	Mr James Horgan	lands at Moneygourney	Proposes zoning of site c27 acres adjacent to the development boundary and currently identified as green belt A1 and A2 for residential development (6 houses), on the grounds this would create a good transition from high density development nearby to agricultural/rural; holding is too small to be viable for agriculture. Would also consider re-zoned 'amenity as an option to housing'.
2834	Ms Avril Treacy	Lands at Moneygourney, Douglas, Co Cork	Query in relation to A2 Green Belt - uses to be permitted in the green belt area. Requested uses in this submission include: Equestrian centre, livery yard and owners dwelling house. It is argued that there is a shortage of this type of facility in the area and that this would be an 'agri-type' development.
2856	Mr Martin Hallahan	Observation on lands at South Environs	Referring to land zoned I-01 in the Draft Plan, it is argued that this is not a suitable use for the site for the following reasons: considering the residential nature of the neighbouring land to the North of the City / County boundary; zoning would have an adverse impact on the local traffic situation; lands should be zoned for medium density residential development; proximity to existing facilities.
2903	Mr Liam Davies	Lands at Rochestown (part 2796)	Proposes 1.3 ha for residential approximately 1km beyond the Southern environs boundary off the Rochestown road (opposite Hop Island) . Claims previous planning discussions with the Council indicated that development would be acceptable given suitable access; in 1996 Plan land to the north of Rochestown shown

Land Use Zoning Submissions: Cork City – South Environs

No.	Submitter	Submission Title	Summary
			<p>within the Development Boundary; suburban type dwellings to the south of the road should also be included to reflect true status. Reference is also made to Housing Strategy and the need to provide for 3,800 households per annum, the need to provide higher densities in appropriate areas such as close to town centres, brownfield sites and areas close to public transport corridors. Reference in Cork Area Strategic Plan that 'substantial increases in housing provision in the early part of the plan period, will be possible by completing development in the southern City environs. This will be through sensitive infilling and rounding off up to natural boundaries'. Submission presents an opportunity to achieve this</p> <p>Implementation of Cork Area Strategic Plan will result in improvements to infrastructure including non car modes. A critical mass of population will be required to support these. Northern part of Rochestown Road has been de-zoned, this should be reinstated and refined to allow logical inclusion of an area previously developed.</p> <p>Steep embankment to the south of proposed lands presents a natural boundary for development.</p> <p>Current designation as A1 does not accurately reflect how the land has been developed to date.</p>
2913	Mr George Kingston	Lands at Ballyorban, Douglas (part of 2443)	Proposes 4 sites (1.5ha) at Ballyorban, on grounds that development would tidy up run down area, and precedent for this type development exists.
2929	Cork County VEC	Issues relating to Cork City South Environs, (part of 2666)	Submission by Vocational Education Committee noting the projected increase in population/households. On the basis of this the Committee suggests land should be identified in the Lehenaghmore/Togher area for a post-primary school.
2945	Mr Gerard O'Connell	Lands at Knocknamullagh, Rochestown, (part of 2547)	Proposes lands at Knocknamullagh, Rochestown be zoned for low density housing. A country lane development is suggested. No supporting arguments are made.
2946	SMA Fathers	Lands at Spur Hill, Doughcloyne (part of 2725)	Proposes a portion of the water tanks at Doughcloyne should be used for residential development, on grounds that it is a waste of land to zone all the land for utilities when housing could be built there.

13 Dunmanway

13.1 The issues raised in relation to the zoning objectives for Dunmanway arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Dunmanway and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the O' Donovans' Hotel, Clonakilty on Thursday 21st March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

Dunmanway	Summary of Issue Raised	Response
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in Dunmanway, from 2001 to the end of the plan period, is 180. The Draft Plan provides fourteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1299 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should more land be zoned for new residential development in the area north west of St. Patrick's Church?	Consideration should be given to the re-examination of this area to see if it is suitable for low density residential zoning.
C	Are the sites zoned in the Draft Plan the most appropriate areas for new residential development?	In general, the Draft Plan has included specific zoning objectives for new residential development on sites that are well related to the town centre and its facilities and generally avoid areas of scenic landscape on which the town relies for its setting. The northeastern part of site R-01, sites R-04, R-08 and R-13 are zoned for the first time in this plan and could, in some respects, perhaps conflict with these criteria. Consideration could be give to deleting the specific zoning objectives in relation to these sites and inserting a new specific zoning objective for the area of relatively low lying land between St. Patrick's Church and Colaiste Carbery, an area that is well located relative to the town centre, avoids areas of scenic landscape and could be developed in tandem with future proposals for the College.
D	Should either R-02 or R-14 be extended to the south?	Considering that the Draft Plan, provides fourteen sites that are the subject of specific zoning objectives for residential development and these sites together can accommodate about 1299 new dwellings, there is no requirement to zone any further land for residential development.

Dunmanway	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Is residential development appropriate on R-12?	Consideration will be given to the status of the old Model School, its setting and any future proposed uses on this site.
F	Should part of R-11 be zoned for commercial or retail due to its proximity to the new school and new residential development?	Until the Councils Joint Retail Strategy is approved, it is considered premature to make substantial provision for additional retail and commercial development outside existing or proposed neighbourhood centres.
G	Should the Colaiste Carbery lands be zoned for development or other uses?	The location of institutional lands and their scale is important in determining what future use they may be put to. Consideration should be given to the most appropriate use for the buildings and the site.

13.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Dunmanway. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Dunmanway

No.	Submitter	Submission Title	Summary
2091	Land Purchase Officer	Acquisition of lands at Dunmanway	The land identified by Specific Objective R-02 is owned by the County Council and they are in the process of purchasing a further 2.5 acres which adjoin to the south of R-02. This submission supports the zoning of R-02 but wants an extension to the site. It proposes that the lands in question which are adjacent to R-02 be rezoned from agriculture to residential and therefore would form part of
2273	Mr M Winifred Atkins	Re zoning of lands at Tonafora Dunmanway	Submission requests that the land be zoned for residential use. The site is approximately 9 acres in size and located in an agricultural
2429	John J O'Sullivan & Assoc	Lands at Dunmanway North	Pre draft submission made in 2001 illustrating that the land could be satisfactorily serviced and is suitable for housing. It is proposed to develop 28 detached houses in a self contained village.
2454	Mrs Kathleen Bailey	Request for zoning at Dunmanway	Request land be zoned for residential development. Land is adjacent to the development boundary and it is stated that it is in close proximity to Dunmanways water and sewage connections.
2520	Mr Con Coakley	Rezoning of lands at Dunmanway North for residential	Request land be zoned for in-depth residential development. The land is situated in close proximity to the town. It is suggested that the land is serviced and that public transport is available locally. It is suggested that the land is well drained and the possibility of flooding which did exist up to recently has been

Land Use Zoning Submissions: Dunmanway

No.	Submitter	Submission Title	Summary
2629	An Taisce, Corcaigh	Observation to Plan	<p>addressed by the construction of a high bund to the east.</p> <p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2652	Mr Michael Ross	Lands at Darkwood, Dunmanway, Co Cork	Request land be zoned for residential development. The land is serviced and can be easily accessed.
2653	Mr Conor Cahalane	Lands at Dunmanway	<p>Relates to lands to the west of Dunmanway, and includes the lands covered by specific objectives, R-11, R12, and R13. Welcomes the zoning R-11, however in the attached plans high density residential development is indicated for R-11 not medium density as shown in the Plan. Questions the choice of R-12 for residential development, stating that the area is the subject of a planning application for educational purposes. Suggests that the agricultural land between R-12 and the road be zoned for housing instead.</p> <p>Also requests that part of the area of land R-12, be zoned for commercial use, which will link in with the proposed secondary school, public park and leisure centre to the west of the site. This will alleviate congestion in the town centre.</p>
2676	Mr Frank O'Driscoll	Lands at Demesne, Dunmanway	Request for unspecified zoning at Demesne, Dunmanway.

14 Fermoy Environs

14.1 The issues raised in relation to the zoning objectives for Fermoy arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Fermoy and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Fermoy Community Youth Centre on Tuesday 12th March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 9th April 2002. Together, the following issues are raised in relation to the town:

Fermoy Environs	Summary of Issue Raised	Response
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Fermoy for which the Town Council are the Planning Authority has been able to accommodate a limited amount of new development in recent years. However, it will become increasingly difficult to accommodate the future needs of the town within this area and, increasingly, new development will mainly occur in the County Area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 890. To accommodate this growth, the Draft Plan, provides ten sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 2136 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
C	Should any land be zoned for residential development to the east of the proposed bypass?	The bypass will be seen as the extent of development for Fermoy. It is not desirable to encourage further development to the east of the bypass.
D	Should R-01 be changed from low density to medium density?	It is at the edge of the settlement and will (as low density) outline an appropriate transition between higher densities and open countryside.
E	Should part of O-03 be zoned for residential development and extended further the south?	The Draft Plan provides ten sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 2100 new dwellings. This is considered sufficient for the development needs of the town over the plan period. However, consideration will be given to the specific location of open space and residential development particularly in this area.

Fermoy Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Is additional land required for new industrial development?	The Draft Plan has provided 36 ha. of land zoned for industrial development. This includes a 30 ha site for enterprise development including office-based industry. The overall supply of land is considered sufficient for the town over the plan period but, consideration could be given to the expansion of the existing industrial area to the east of the proposed bypass.
G	Has adequate provision been made for commercial development?	Until the councils Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centre areas.
H	Does the absence of a Hotel restrict tourist and business opportunities in the town?	The primary location of a hotel would be close to the existing town centre, within the Town Council area. There are two sites zoned in the Draft Plan for new town centre development, which could accommodate a hotel if the need arises.
I	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Fermoy. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.
J	What is the purpose of U-09? And is it really necessary?	U-09 has been a long-term objective for the provision of a local access road, however a submission raises strongly held objections to the proposal. Consideration should be given to evaluating the need for and consequence of a through road in this area.
K	Is Castle Hyde designated as Scenic Landscape?	Castle Hyde castle and country house and gardens are both listed on the draft record of protected structures. The entire area is designated scenic landscape. The River Blackwater runs to the south of the Castle Hyde estate and is a candidate special area of conservation.

14.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Fermoy. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Fermoy Environs

No.	Submitter	Submission Title	Summary
2022	Mr. Edmond Rice	Lands at Strawhall, Fermoy	Residential zoning sought for lands zoned 'Agriculture' (within development boundary) in the Draft Plan.
2055	Fermoy Enterprise Board	Supports developing the town centre, Fermoy	Commercial / retail zoning sought for lands within the Town Council area. There is a general reference / agreement for the development sought for the Ring towns, as contained in the Draft Plan.
2217	Mr Thomas Draper	Lands at Rathealy, Fermoy, Co Cork.	Request for unspecified development on lands east of the proposed Fermoy by-pass.
2350	Barrys Boreen Residents Assoc	Issues relating to proposed road on behalf of Barrys Boreen Residents Assoc	Objection to a through road from the Northern end of Barry's Boreen to the Cork Road (N8). The 1996 Development Plan broke the link between Barry's Boreen and Cork Road (U-09).
2446	Fermoy Enterprise Board	Residential & Industrial Lands in Fermoy	Based primarily on information contained in the Fermoy Integrated Economic and Planning Strategy, the North & West Cork Strategic Plan and prospective employment, this submission establishes a number proposals for residential, retail and industrial zonings.
2461	Mr Christopher White	Provision of land for Industrial Development in Fermoy	Request for 'Light Industry / Heavy Retail' in Fermoy Environs.
2462	Mr Christopher White	Provision of land for residential development in	Proposed increase in density from low (as per Draft Plan) to medium, based on the Residential Density Guidelines, the 'Fermoy Integrated Economic and Planning Strategy' and densities identified on adjacent lands.
2463	Sanmina SCI Corporation	Lands for Industrial Development in Fermoy	Proposed extension to existing industrial lands in Fermoy Environs.
2567	Mr James Riordan	Lands at Corrin, Fermoy	Request to zone lands (partially zoned as open space in the Draft Plan) as residential, based on factors such as local demand and current provision of amenities / open space.
2757	Fleming Construction Ltd	Medium density residential zoning at Coolcarron, Fermoy	Proposed extension of development boundary and rezoning from opens space to residential in the Fermoy Environs. Reference is also made to Cork Area Strategic Plan projections, the Housing Strategy (housing mix), the Residential Density Guidelines and the general provision of amenities in the town.

15 Glanmire & Riverstown

15.1 The issues raised in relation to the zoning objectives for Glanmire & Riverstown arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Glanmire and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Christy's Hotel, Blarney on Friday 22nd March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 23rd April 2002. Together, the following issues are raised in relation to the town:

<u>Glanmire & Riverstown</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in Glanmire & Riverstown, from 2001 to the end of the plan period, is 470. The Draft Plan provides eighteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 2165 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should new development be encouraged in the area to the east of the by-pass?	In general, the Draft Plan has not made provision for new development to the east of the N8 by-pass because this road is considered to represent a clear, long-term and defensible boundary between the built up area of the town and the open countryside to the east. It is the logical point at which greenbelt controls should begin to apply. The principal exception to this is sites I-02 and I-03. These were zoned for light industry (only) in the 1996 plan. In the Draft Plan site I-02 is for light industry and I-03 for more general industry.

Glanmire & Riverstown	<u>Summary of Issue Raised</u>	<u>Response</u>
C	Is there capacity in the area north of Dunkettle House for additional development within the proposed development boundary?	Significant areas around and to the north of Dunkettle House within the proposed development boundary for Glanmire & Riverstown are shown on the Draft Plan as established agricultural areas. This land, especially around Dunkettle House and further north towards Richmond, consists of important and prominent slopes that contribute significantly to the setting of Glanmire and are attractive landmarks visible over much of the upper harbour area. They are areas where the strongest restrictions on new development should apply. Whilst, on balance, it is considered appropriate that they remain within the development boundary for Glanmire rather than being designated A1 Greenbelt, consideration should be given to the application of a specific zoning objective to confer a degree of protection from development appropriate to their importance in the landscape. Land further north, around Ballinglanna, also shown as established agriculture in the Draft Plan, is less prominent in the landscape than the area to the south. Whilst there is no requirement, at present, for this area to be developed consideration could be given to development here in future development plans.
D	Should new development be encouraged in the area to the west of the town? And is R-13 required here?	The area to the west of the development boundary proposed in the Draft Plan is steeply sloping and, in part, is included in an area designated as scenic landscape. It also forms part of an important strategic gap between Glanmire & Riverstown and the eastern edge of the City. The area is a protected part of the Metropolitan Greenbelt and further development here would seriously undermine its strategic purpose. The suitability of R-13 for residential development will be re-examined in light of the numerous objections to it.
E	Is R-17 appropriate for development, given its proximity to Glanmire Wood (NHA 1054)?	The objective for R-17 aims for a comprehensive development, which provides for the conservation and management of Dunkettle House and grounds, protection of the woodland and visually sensitive placement of development.

Glanmire & Riverstown	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Should the hill to the south of the Elm Grove Estate be zoned for development? Is agricultural zoning sufficient in all cases?	Although the south facing slopes of this prominent hill have been developed in the past, the north facing slopes are unspoilt. They would be difficult to develop and relatively uneconomic in terms of infrastructure provision. The area is designated scenic landscape and the hill is a prominent and attractive landscape feature when observed from the north. Consideration should be given to the application of a specific zoning objective to confer a degree of protection from development.
G	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Dunkettle to cater for drivers on the N8 and N25. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.
H	Should provision be made for new access roads to the N8 by-pass near Brooklodge?	The National Roads Authority intends to undertake a survey to address this issue.
I	Has adequate provision been made for industrial/enterprise development?	The Draft Plan provides four sites that are the subject of specific zoning objectives for industrial development. These sites measure 11 hectares, most of which is at Brooklodge to allow for expansion of the existing industrial area. There is a further site at Knocknahorgan, adjacent to an existing industrial area. Overall, this is considered adequate for the life of the plan.
J	Should consideration be given to a new road from Glanmire to Mayfield, via Vienna Woods, even though it would be through the green belt?	There are no proposals from the Roads Engineers for a new road in this location. Therefore it is not considered necessary for the life of this plan.
K	Should the plan make provision for a nursing home or retirement homes?	The Draft Plan has no site specifically zoned for housing for the elderly, however there is no objection to some sites, which are zoned for residential development, being developed to include an element of such housing if the need arises.

15.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Glanmire & Riverstown. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Glanmire & Riverstown

No.	Submitter	Submission Title	Summary
2020	Mrs Eileen Murphy	Lands at Lakelodge, Poulacurry North, Glanmire, Co. Cork	Request to zone lands for residential use based on a number factors, including available infrastructure and site specific conditions.
2088	Mrs Mary English	Objection to zoning lands at Glanmire	This submission is an objection to zoning 222 acres in Glanmire with particular reference to Poulacurry South on the grounds that: Planning Permission was refused on this site (ref. S/00/5069) and upheld by An Bord Pleanala because of its green belt designation. The roads and footpaths are in bad repair - traffic also bad and there is no bus service operating to Mayfield. Litter problem is also bad in the area (no litter warden) and noise levels are increasing.
2092	O'Connell Warehousing Ltd	Zoning at Glanmire	Request that land designated as A1 greenbelt be zoned as Industrial / Enterprise. Applicant "merely" wants to "square off" their land.
2114	Patrick & Ann McNally	Objection to housing at Poulacurry South Glanmire	Objection to the 222 acres zoned in 'Poulacurry South' Glanmire due to: Inadequate infrastructure; Green Belt between the city and Glanmire will be lost; Increasing traffic congestion - danger to school children.
2124	James & Eithne Jeffords	Rezoning at New Inn, Glanmire	This submission raises a number of issues relating to the erosion of the green belt between Cork and Glanmire; the scenic nature of the area would be destroyed; aesthetic disaster with high density housing; prefer A3 greenbelt designation for low density housing; damage to the surrounding woodlands; there are no supporting amenities (e.g. schools). It is felt that the development would not achieve the plan objectives such as: Sustainable settlement patterns; Greater use of public transport; Housing choice; More balanced mix of housing in residential areas; Greater supply of affordable housing; More efficient use of infrastructure in the area; Traffic situation would get worse; Narrow roads and footpaths; - Stormwater drainage will be a problem.
2128	Mr Alan Curtin	Observation on Specific Zoning Objectives	Objection to Draft Plan residential zoning at R-13 as it erodes the existing Greenbelt area and the visual quality of the harbour. Objection to Draft Plan residential zoning at R-17 because of its close proximity to the Nature Conservation Area (nesting herons).
2137	Mr Noel O'Sullivan	Objection to proposed zonings, Glanmire	In support of greenbelt policy and wants to protect greenbelt area in Glanmire. The residents are opposed to additional re-zoning of the existing A3 area, because the existing infrastructure is grossly inadequate to handle the existing traffic and safety in the area has deteriorated.
2146	Mr John Barry	Lands adjoining Brookville House, Glanmire	Proposals for country lane housing near to the eastern end of Glanmire. It is suggested that services are available and that there is demand for individual houses in the area.

Land Use Zoning Submissions: Glanmire & Riverstown

No.	Submitter	Submission Title	Summary
2170	Mr J C Healy	Objection to rezoning at Poulcurry, Glanmire	Objection to the 222 acres zoned in 'Poulacurry South' Glanmire due to: Inadequate infrastructure Greenbelt between the city and Glanmire will be lost Increasing traffic congestion - danger to school children
2178	Mr Brian Cross	Objection to possible zoning at Poulcurry, South Glanmire	Objection to zoned areas in 'Poulacurry South' Glanmire due to: Inadequate infrastructure - speeding motorists Greenbelt between the city and Glanmire will be lost Increasing traffic congestion - danger to school children Planning Permission has been refused on this
2195	Mr. Donal Duggan	Rezoning of lands at Glanmire, Co. Cork	Request for land to be zoned for residential development on the grounds that land has not been used for agriculture for years Residential development will realise potential of the land Easy access to Glanmire and Cork from new bypass (Dublin Road) Low density housing proposed
2220	Bob Bennett	Zonings of lands at Glanmire	Proposed low density residential development. It is suggested that much of the land can be drained to Council sewer and water supply is nearby.
2441	Mr Michael Falvey	Lands at Springmount, Ballincrossig, Glanmire	Request that the designation of land be changed from A1 to A3 greenbelt. Applicant wishes to build a "one-off" on the site. Planning Permission previously turned down because the land is A3 greenbelt.
2473	O' Flynn Construction Co. Ltd	Rezoning of lands at Dunkettle, Glanmire, Co. Cork	The submission requests that a designated through road and access be identified on the relevant Map, Volume 4, Map 15 (3).
2482	Mr Michael Kearney	Observation to Draft Plan re Glenrichmond, Glanmire	Submission proposes an extension to the existing Glen Richmond housing estate. Services are available and this will enhance the development in Glanmire by providing much needed high quality housing. Compatible with objectives of Cork Area Strategic Plan Although the land was never included in previous variation, the roads were sized to fit in with expanded traffic. It is a final phase of development below the ridgeline similar to the previous development.
2483	Michael Kearney	Lands at Mount Alto, Knocknahorgan, Glanmire	Submission for zoning to allow residential development near the edge of Glanmire. The submission refers to the draft plan to support the request. (e.g. p7, p17, p21, p22, p25, p33, p65, p66, p71, p92, p152)
2528	Mr Tony Doyle	Lands at Ballinglanna, Glanmire	Submission refers to a pre draft submission (ref. 1300) It is stated that the site is close to Glanmire and services and is suitable for housing

Land Use Zoning Submissions: Glanmire & Riverstown

No.	Submitter	Submission Title	Summary
2539	Mr Tom Henegan	Lands at Knocknahorgan, Glanmire	Request that land be rezoned from A1 Greenbelt to residential. The site is adjacent to the development boundary. The site is an existing disused excavated quarry area and it is claimed that it would not be intrusive to or overlooking other developments or amenities. The landowner is willing to meet the sewerage and water requirements of the site and is willing to make 2m of land width along the southern road boundary for road widening purposes.
2584	Mr John O'Sullivan	Lands at Poulacurry South, Glanmire	This submission objects to zoning in Poulacurry, Glanmire on a number of grounds including the following: Permanent loss of green belt in the area; increase in traffic congestion and noise levels; road safety on Church Hill; inadequacy of infrastructure; congestion at accesses to existing residences; high density development would be out of character with the area.
2591	Glanmire Area Community Assoc	Issues relating to Glanmire	Glanmire Community Association notes The erosion of the Greenbelt around the western boundary of Glanmire as it appeared in the 1996 Plan. That an application on site of R-13 has already been refused by An Bord Pleanala in March 2001 which the reason being " it is within the designasted green belt area around Glanmire and would result in disorderly residential development in a peripheral area of that town". An objection to the population forecasts - poluation is much higher in reality Material contravention to allow development of Woodville will put more pressure on Glanmire.
2607	Mr Liam O'Dowd	Issues relating to Glanmire	Residents feel strongly about future residential development in the area - especially in the Poulacurry South area as the area suffers from Supports the zoning of the land but wants to change from low density to medium density to include a mix of house types and sizes. Proposal gives pros and cons to the area from the development. Suggests the land cannot support agriculture any more and that the land is highly suitable for housing, with magnificent views and close to all facilities
2618	Glanmire Environment Group	Issues relating to Glanmire	Raises a number of issues in relation to development in Glanmire as outlined in the Draft Plan. Application for the development on this land has already been refused and it should not be included now. Destruction of greenbelt. No evidence of community and residential amenities in draft development plan Need for a civic focal point - library, communiity centre Population estimates are completely out 7000 as against 17 000 by 2011 Opposed to zoning of R11, R15 and R18 as

Land Use Zoning Submissions: Glanmire & Riverstown

No.	Submitter	Submission Title	Summary
			<p>they will have a detrimental effect on rural landscape of Glanmire - road network is already overloaded</p> <p>Objection to R13 because of erosion of green belt and possible pollution to wells and traffic problems</p> <p>Objection to R-02 (medium density) in Sallybrook - this should be low density because of steep gradients and totally inadequate access</p> <p>Objection to R-04 (high density apartments) - too steep and limited access - should be low density</p> <p>Footpaths and lighting needed in Brooklodge area</p> <p>No access to O-03</p> <p>Land behind Brooklodge community centre should be developed immediately for amenity</p> <p>Walks in O-03 needs to be improved and car parking provided</p> <p>Rezone I-02 for amenity and given to development of community hall and sports area</p> <p>Heavy traffic using AIB bridge from industrial area.</p>
2623	Denis & Loreto Collins	Issues relating to Glanmire & Riverstown	<p>Requests definition of low density on R-13. Suggests R-13 will be a substantial erosion of the greenbelt on western side - application has already failed. Population figures are in dispute. Public transport should be designed better. Zone flatter pieces of land and link to the public transport system. Hill tops should remain green and rezone R-13 to green belt.</p>
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.

Land Use Zoning Submissions: Glanmire & Riverstown

No.	Submitter	Submission Title	Summary
2656	Mr Alf Smiddy	Lands at Brooklodge East, Glanmire	Proposes low density housing with serviced sites. Suggests new highway to Dublin is splitting community in two parts and is an artificial boundary. Infrastructure is in place (public transport, water, electricity, sewerage, roads, schools).
2715	Mr Philip Crimmins	Lands at Ballinglanna Glanmire	Proposes land be rezoned for a mix of low, medium and high density housing, on grounds that services are available and land is within the development boundary of Glanmire; existing roads will be upgraded and Dublin bypass is nearby with possible future on and off ramps.
2718	Brothers of Charity	Lands at Lotamore, Glanmire	Access to Vienna Woods and zoned land, Lota is limited. Provide a link road from the Glanmire Road near Vienna Woods to Lota thereby opening up land for residential development and improving the circulation.
2724	Mr Ted O'Connor	Lands at Riverstown, Glanmire, Co Cork	Land is presently zoned agricultural in draft plan (25.5 acres) but it is not big enough for farming because of the conversion of parts of it for housing (Elm Grove Estate). Services are readily available and it is within the development boundary of Glanmire
2762	Antionette Collins	Lands at Glenkeen, Glanmire, Co Cork	Supports the zoning given in the draft plan. Objects to any rezoning of the land for open space. Surrounded by housing, has services, and is suitable for housing
2807	Mr Alf Smiddy	Lands at Brooklodge, Glanmire	Brooklodge is an important village and requires additional housing. Dublin by-pass should not be a barrier to development to the east and residential zoning needs to complement the industrial zoning I-02 and I-03. Adequate infrastructure exists. Some of the main points are :- a unique settlement exists; shortage of low density development; availability of all key services; lands are close to significant employment centres; adjacent to main road network; provision of schools.
2808	Mrs Phyllis Young	Lands at Catherlag, Glanmire, Co Cork	Proposes extending the zoning to include provision for a nursing home and retirement accommodation for persons who live/d and grew up in the area so they would be close to their families
2930	Cork County VEC	Issues relating to Glanmire & Riverstown, (part of 2666)	Proposed increase to Glanmire Community College from 750 to 1050 pupils
2956	Tadhg & Eileen O'Regan	Lands at Sarsfields Court, Glanmire (part of 2862)	Proposed light industrial/commercial development. Refers also to residential area for elderly - services are provided (pre-draft submission no.1709).
2957	Port of Cork	Port of Cork, (part of 2714)	Proposed reclamation of sea to establish a new port handling facility. Ecological compensation intended.

16 Kanturk

16.1 The issues raised in relation to the zoning objectives for Kanturk arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Kanturk and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Edel Quinn Hall, Kanturk on Monday 11th March 2002. In addition, the Councils' Electoral Area Committee met on Monday 15th April 2002. Together, the following issues are raised in relation to the town:

Kanturk	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 340. To accommodate this growth, the Draft Plan, provides eleven sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1616 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should additional land be zoned for very low density housing (less than 1 dwelling per acre)?	The Governments Density guidelines suggest that development at net densities of less than 20 dwellings per hectare should not, generally, be encouraged. However some allowance has been made for lower densities at the edge of built up areas and in villages particularly as an alternative to individual houses in the countryside. There are four sites zoned specifically for low-density residential development in the town already (R-06, R-09, R-10 and R-11), this should ensure that a good mix of residential development would be accommodated.
C	Is sufficient land zoned for industrial development in the plan, and is it zoned in the correct location?	The Draft Plan provides four sites that are the subject of specific zoning objectives for industrial development. These sites measure 14 hectares, and are in a range of locations, in the town and on the west approach to the town. The existing industrial site on the Mallow road is identified, as primarily industry/enterprise in the Draft Plan even though the entire site has not yet been developed, so there is also further potential there.

Kanturk	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Has provision been made for additional parking in the town centre?	There are no sites zoned in the Draft Plan specifically for car parking. There are, however, three sites zoned for town centre development, some of which could accommodate an element of parking. In any case it may be appropriate to identify a new site close to the town centre entirely for parking.
E	Should the plan provide for a second down stream river crossing?	Provision is made in the Draft Plan for a new river crossing, U-02, however the exact line of this crossing has not been decided. Therefore, provision has been made but the line shown in the plan is indicative only.
F	Has the issue of dereliction in the town been addressed in the Plan?	Kanturk has been designated under the Governments Town Renewal Scheme Initiative, the aim of which is to adopt a planned approach to addressing dereliction, decay and under occupancy in the designated towns and further consideration can be given to this issue in the context of the Local Area Plan for Kanturk.
G	Should the plan provide for retirement homes in the Town Centre?	No site specifically zoned – but other land zoned for residential development could accommodate this.
H	Should the plan provide for playing Pitches adjacent to Scoil Mhuire?	There are 2 sites zoned in the plan for open space, however it may be necessary to zone land specifically for the school.

16.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Kanturk. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Kanturk

No.	Submitter	Submission Title	Summary
2062	Mr Eugene Riordan	Request for addition to existing pitch, Kanturk	Request for zoning objective to facilitate additional open space / playing pitch provision adjacent to existing school in Kanturk.
2065	Mr Edmond McCarthy	Issues relating to parking in Kanturk	Lack of car parking in Kanturk town centre. Extra parking could be provided on Strand Street by using the area at the behind the existing houses at the riverside using a

Land Use Zoning Submissions: Kanturk

No.	Submitter	Submission Title	Summary
			one-way system accessing the car park. Possibility to provide for extra parking in Percival Street. Suggestion that the mart area would be
2069	Mr Niall Dennehy	Issues relating to Kanturk	Provision of parking facilities in Kanturk is lacking in the draft plan (Mart site identified as possible location for provision of such town centre parking).
2082	Ms Damaris Lysaght	Observation on amenities in Kanturk	This submission focuses on heritage and environmental issues in the Kanturk area. This submission raises a number of issues in relation to protection of the Environment - including hedgerow and ditch protection, recycling measures and alternative sewerage systems - Reed Beds etc. In relation to hedgerows possibility of including hedgerows-ditches under Objective ENV 5-4 is noted as they form part of ancient parish boundaries (and are of archaeological interest).
2280	Mr Denis Walsh	Zoning of lands at Greenane, Kanturk	Residential zoning sought for Kanturk Town.
2321	Mr J G Hewison	Request for zoning at Freemount Rd. Kanturk	Request for residential zoning.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2671	Mr & Mrs Pat Bradley	Lands at Sally's Cross, Kanturk, Co Cork	Request to include development boundary for Sally's Cross, as defined in the 1996 Development Plan, as part of the final draft of the current development plan review.
2814	The late Mr. Jeremiah Goggin	Lands at Kanturk, Co. Cork	Request to zone lands for low / medium density residential development and provide an associated relief road.
2843	Mr Micheal Moynihan TD	Industrial Estate at Pulleen, Mallow road, Kanturk Co Cork	Request that Pulleen industrial estate be "included for development".
2931	Cork County VEC	Issues relating to Kanturk (part of 2666)	This submission is part of a series of education related issues and zonings throughout the County, made by the County Cork VEC. With regards to Kanturk, it is stated that preliminary work has begun on the a combined replacement of two existing post-primary schools.

Land Use Zoning Submissions: Kanturk

No.	Submitter	Submission Title	Summary
2940	Jeremiah Goggin RIP	Lands at Kanturk (part of 2814)	Mixed zoning proposal to include residential / community / educational / institutional uses, on lands adjacent to development boundary.

17 Kinsale Environs

17.1 The issues raised in relation to the zoning objectives for Kinsale arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Kinsale and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Munster Arms Hotel, Bandon on Wednesday 3rd April 2002. In addition, the Councils' Electoral Area Committee met on Friday 5th April 2002. Together, the following issues are raised in relation to the town:

Kinsale Environs	Summary of Issue Raised	Response
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Kinsale for which the Town Council are the Planning Authority has been able to accommodate some areas of new development in recent years. However, given the steeply sloping nature of much of the town, it will become increasingly difficult to accommodate the future needs of the town within this area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	The Cork Area Strategic Plan allocates very little growth to Kinsale town itself but nevertheless the Draft Plan, provides nine sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1450 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
C	Should further land be zoned for residential development at Ardbrack?	On the whole, there is no requirement to zone any further land for residential development in the town. Although development has occurred in the Ardbrack area in the past any further development here would erode the scenic quality of the area as a whole.
D	Should any further land be zoned at Castlepark for Residential or Commercial development, it being such a sensitive area?	Castlepark is outside the development boundary for Kinsale. It forms an important element of the landscape setting of the town, James's Fort and the harbour. The headland is a designated NHA and any new development here on almost any scale would seriously undermine the scenic quality of the area.
E	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Kinsale. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.

Kinsale Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Should site I-02 in the Draft plan be extended eastwards to include provision for a mix of residential and commercial/community development?	Most of this land is rising and in a prominent location at the main entrance to the town. It is in an area designated as scenic landscape. The proposed development here is substantially larger than I-02 and would result in a major extension of the built up area. The Draft Plan includes only two sites for industrial development in the town and the virtual loss of one of these would seriously prejudice the choice of sites available. There is sufficient land zoned for residential development in the town. Until the Councils Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centre areas.
G	Is "Rocket House" a suitable location for a school, if so should part of O-02 be zoned for institutional/educational/civic?	Site O-02 was zoned specifically to protect the historic fort (Charles Fort) and its' setting, the zoning of this area has been supported by many members of the public who attended the public exhibitions. "Rocket house" is an important building in this area and consideration could be given to its suitability for various uses.
H	Should the Draft Plan provide for new development on the currently disused commercial / factory development at Knocknacurra?	It is not necessary to zone this land in the Plan as it is outside the development boundary and its' refurbishment or return to use will be dealt with through Development Control.
I	Does the plan provide adequate protection for landscape setting of town?	Kinsale is recognised internationally for its beauty and scenic importance. In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming steeply sloping valley sides in or near the town or on ridges above the town. Recognised areas of scenic landscape are also avoided.
J	Does the plan make adequate provision for industrial development?	The Draft Plan has provided 8.1 ha of land zoned for industrial development. This is considered sufficient for the town over the plan period, however consideration could be given to the identification of further land for such use, should a need be recognised.
K	Is road line U-05 adequate or necessary?	U-05 is intended as a link east to West servicing site R-01 for residential development. This line is only indicative, as the exact line of the road has not yet been decided.

Kinsale Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
L	Should the plan make provision for a bypass from Pewterhole Cross northwards, via Glasheen, to the western side of the town.	There are no proposals from the Roads Engineers for a new road in this location, but there are proposals to re-align the proposed roundabout and approach roads to Pewterhole Cross.

17.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Kinsale. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Kinsale Environs

No.	Submitter	Submission Title	Summary
2229	Cllr John Thuillier	Issues relating to Kinsale	Supports proposed development to the North and West of the town as contained in the public draft. Does not support the direction of local distributor route U-05 as contained in the draft. Also requests Nature Conservation designation for the area and the maintenance of views in the town. Two further general points are made, with regards to the inclusion of 'a comprehensive list of buildings and works' for preservation and a list of rights of way.
2237	Mr. John Murtagh	Rezoning of lands at Abbeylands, Kinsale, Co. Cork	This 0.5 ha site is part of a larger field which is dissected by the UDC boundary. Requests that lands should be zoned for residential use.
2320	Commogue Marsh Protection Group	Issues relating to Kinsale	This submission deals with a number of issues for the Kinsale area including N.H.A. and Hedritage sites, and development of holiday homes and individual houses (one-off's). Pollution from fertilisers, slurry and the clearance of hedges and habitats and Fish farming - pollution and threats to wild fish stocks. Also roads and motorways are causing
2349	Harbour Heights Res Asso	Issues relating to Kinsale, Co Cork	Request for additional amenity and infrastructural provisions in the Kinsale Environs. Further clarity is sought on medium density specifications.
2366	Bride View Developments Limited	Lands at Waters-land South, Kinsale	Requests that a 13.75 hectare site is designated for residential and commercial / community facilities. It is stated that the zoning I-02 which makes up for a third of the overall site is zoned to "retain the industrial zoning of the 1996 Development Plan". "There is little demand for industrial units in Kinsale" and "it is not strategically important to promote industrial development in Kinsale". It is stated that residential development would be the most sustainable option.

Land Use Zoning Submissions: Kinsale Environs

No.	Submitter	Submission Title	Summary
2385	Mr Finbarr O'Callaghan	Lands at Knocknapogree, Kinsale	This submission refers to zoning proposals that are not part of the Draft Plan. A request for residential zoning is implicit in this
2407	Dillon Mullins Co.	Issues relating to Kinsale	Concerns raised with regard to architectural preservation in Kinsale.
2408	Bord of Management	Lands at Kinsale	The request is for part of O-02 to be zoned for education/institutional. This submission supports the O-02 zoning but requests that part of the site be zoned for a new national school (relocation due to overcrowding). A feasibility report is attached to this submission.
2440	Mr Michael O'Sullivan	Lands at Cappagh, Kinsale	Request that site be rezoned from RHCZ to residential. The site is adjacent to Kinsale development boundary, and an established residential area. The submitter is of the opinion that service options are provided.
2532	Messers. Pat O' Donnell & Sons	Lands at Kinsale Environs	Submission to the Draft Plan and subsequent Local Area Plans. The submission proposes a residential / open space zoning at Castlepark / James Fort, Kinsale. The reasons put forward in favour of this proposal include the provision of additional facilities in the area, the strengthening of the tourism in the area, the formation of public open space, limited visual impact, and as it would form an edge to the existing settlement.
2577	Kinsale Historical Society	Comments on Draft Plan	Kinsale Historical Society suggest that rights of way be identified in the plan; Commogue Marsh be designated for conservation; existing and additional protected views be included in the plan; woodlands at Ardbrackbe protected under the plan; and that all wells and mass rocks should be identified and listed.
2579	Kinsale Town Council	Issues relating to Kinsale	Kinsale Town Council raises a number of issues in relation to Kinsale including Scenic views, Rights of Way, residential and industrial - commerical zonings (additional). The Town Council also request a By-pass for Kinsale and support the submission made by Bride-view Homes in relation to the zoning of lands at Waters-land South.
2727	E & T Builders Ltd	Lands at Ardbrack, Kinsale, Co Cork	Proposes 3.7ha at Ardbrack, Kinsale for low density residential development with woodland planting. Reference made to 1996 Plan status, 2001 Joint Housing Strategy, Cork Area Strategic Plan and Draft Plan. Argues that Cork Area Strategic Plan indicates 180 dwellings for Kinsale by 2013, Draft Plan forecasts only 80 by 2011; area is recognised residential area capable of absorbing additional development; these lands similar to adjoining lands zoned in 1996 which could be developed without compromising scenic integrity of hillside; sufficient sanitary services provision (condition on adjoining site that drains be expanded to serve adjoining lands); close to community facilities; will support sustainable transport initiatives while minimising environmental cost of isolated

Land Use Zoning Submissions: Kinsale Environs

No.	Submitter	Submission Title	Summary
			dwelling; scenic designations carried out in 1970s, methodologies not reviewed since then; scenic areas traverse existing residential and town centre development; appropriate density design, layout and landscaping; visual impact set within context of existing development, and mitigation measures possible; Cork Area Strategic Plan does not show this area as Coastal Protection Zone; etc.

18 Little Island

18.1 The issues raised in relation to the zoning objectives for Little Island arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Glanmire and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Christy's Hotel Blarney on Friday 22nd March 2002 and in Midleton Park Hotel on the Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 23rd April 2002. Together, the following issues are raised in relation to the town:

<u>Little Island</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Is Little Island an appropriate location for new housing?	The Cork Area Strategic Plan identifies Little Island as an important area for industrial production. It is referred to as one of three key industrial locations in the Draft Plan. It is particularly important because of its location on an excellent road network, close to Cork City. Existing industrial development in the Little Island Area already includes five installations to which the Seveso II Directive applies. It is important that the Area can continue accommodate new industrial development to which the Directive might also apply. The encouragement of new housing development in the area will compromise its key strategic function as an area for new industrial development.
B	Does the Draft Plan provide an adequate supply of land for new housing?	The Draft Plan provides just a single site that is the subject of specific zoning objectives for residential development. This site can accommodate about 93 new dwellings.
C	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that rail based park and ride facilities should be provided in Little Island. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.
D	Has sufficient land been zoned for industrial use in the settlement?	As Little Island is a strategic industrial location, the zonings re-affirm its role and 122ha of land has been zoned for industrial and enterprise use. The Cork Area Strategic Plan suggests that only 67 ha will be required for its area as a whole up to 2021. It is considered that sufficient land has been zoned in the Draft Plan at Little Island for industrial development.

<u>Little Island</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Does the Draft Plan provide adequate protection for the landscape setting of the island?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land which forms the backdrop to the important harbour setting of Little Island and Fota Island and Great Island Channel or includes objectives for buffer planting and/or open space provision. Recognised areas of Scenic Landscape are also avoided. Great Island Channel is a Candidate special Area of Conservation. Given the surplus of zoned land in Little Island, relative to the overall requirement identified in the Cork Area Strategic Plan, consideration could be given to reducing the area zoned for industrial development, particularly in locations along the harbour shoreline, so as to reduce the visual impact of future development.
F	Should lands zoned open space in the plan be re-zoned as residential?	The lands zoned open space, O-01 and O-02, in the Draft Plan are located adjacent to existing Seveso industries and are therefore not suitable for zoning as new residential areas. The lands zoned as O-03 is adjacent to I-05, a site zoned for a large stand alone industry, which may be a designated Seveso site and could be compromised by residential zoning nearby. Consideration will be given to the proposed mix of uses and their location particularly at the eastern side of the island.
G	Is sufficient land zoned for recreational use?	Three sites have been zoned for open space and amenity areas including provision for playing pitches on two of them.
H	Is Little Island an appropriate location for further retail and commercial development?	Little Island is identified as a key industrial location for the County. Further retail and commercial development may prove to conflict with this strategic role. In any event, the making of additional provision for retail and commercial development is considered premature to the Councils adoption of its joint strategy for retail development.
I	Should more land be zoned for enterprise uses (e.g. Office Based Industry) particularly as part of site I-01?	It is considered important to the overall strategy that underlies the plan, to ensure that a choice of sites, in terms of both quality and location, should exist for all forms of industrial development. Enterprise uses generally require a higher standard of amenity than more general industrial uses. In order to maintain an appropriate balance, consideration could be given to extending the range of site available for enterprise development at Little Island.

<u>Little Island</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
J	Should provision be made for commercial development to facilitate a petrol filling station or hotel near the tunnel interchange?	The 1996 Plan included provision for a hotel and filling station near the interchange with the N25 at the northern end of the Jack Lynch Tunnel. The Draft Plan shows the area as an existing industrial area. Consideration should be given to reinstating the zoning from the 1996 plan, providing this did not adversely affect road safety or nearby industrial development.
K	Is U-03 appropriate? What provision does the plan make to secure its implementation?	Although Little Island is a key industrial location, it also offers significant recreational opportunities because of its location beside the upper harbour and the number of sites nearby that benefit from a nature conservation designation. The provision of U-03 is intended to provide important public access to the attractive water-side areas with recreation potential.

18.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for Little Island. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Little Island

No.	Submitter	Submission Title	Summary
2141	Mr Eddie Barrett	Lands at Kilcoolishal, Caherlag, Glanmire	Request that land currently designated as greenbelt (A1 & A3 in the Draft Plan) be zoned for in depth housing.
2207	O' Flynn Construction	Rezoning of lands at Eastgate, Little Island	More specific zoning to allow for commercial/retail uses in line with the Retail Strategy. Change a portion of the industry zoning on I-01 to office based industry.
2266	Fosbern Manufacturing Ltd	Lands at Ballytrasna, Little Island	Comprehensive argument about the need for a mix of land uses and flexibility in employment zones quoting Cork city, Kilkenny, DunLaoire and Limerick as examples of flexible zoning for employment zones. Request for more explicit policies and objectives for the use of industrial area for a mix of uses such as office parks, technology parks etc.
2476	Centre Point Limited	Lands Inchera, Little Island, Co. Cork	Objects to current industrial zoning in draft plan because the site has zoning for Hotel, Filling Station, commercial. Request a new specific objective called I-08 - Commercial (to include business park, offices, warehousing, distribution, retail warehousing, motor mall, filling station to allow for a mix of uses.)

Land Use Zoning Submissions: Little Island

No.	Submitter	Submission Title	Summary
2486	Mr Frank Boland	Lands at Glounthaune	Proposed residential development based on; Logical expansion of the village; existing transport services; and adequate services in the area. It is argued that Glounthane cannot wait until the preparation of the Local Plan as it is on the Strategic Development Corridor.
2499	Gable Holdings	Observation to Draft Plan	<p>This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan.</p> <p>Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it.</p> <p>Suggested re-wording in relation to</p>
2594	Wexport Ltd	Observation to Draft Plan	<p>Need for the draft plan to improve the transportation in the Little Island area</p> <p>Objection to proposed walkway U-03 because the walkway is on their land (Wexport) due to security and insurance implications on the land.</p> <p>The development boundary is drawn close to the property boundary and may need to be extended to allow for the walkway to be outside</p>
2606	Bowen Construction	Lands at Wallingstown, Little Island	<p>Site is under the ownership of Bowen construction. The northern half of the site is zoned for light industry while the southern half is zoned for established open space.</p> <p>Applicant objects to the established open space zoning and requests it be changed to light industry. Planning Permission for Light Industry has been granted on the site.</p>
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment.</p> <p>Request that all 18th and 19th century villages and towns are designated ACA's.</p> <p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <p>1) Request to mandate monitoring of topsoil</p>

Land Use Zoning Submissions: Little Island

No.	Submitter	Submission Title	Summary
			<p>removal of reasonably large developments (10 houses or more)</p> <p>2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition.</p> <p>3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.</p>
2661	Mr Maurice Cogan	Lands at Courtstown, Little Island, Co Cork	<p>Land is zoned for heavy industry (I-05) on a portion and zoned agriculture for a portion. Suggests that the whole farm should be zoned for light industry and warehousing use and not only a portion of the farm.</p>
2682	Manahan & Associates	Lands at East End of Little Island, Co Cork	<p>A proposal for an integrated development of predominantly residential with neighbourhood shops, medical clinic, childcare facility, primary school, nursing home and local employment facilities. Suggests it will provide a counter balance to the excessively high proportion of industrially zoned land in Little Island. The increase in population will result in a critical mass of people to support these additional services</p>
2737	John Sisk & Co. Ltd	Lands at Courtstown, Little Island	<p>Objection to the zoning proposal. Eastern portion of land is zoned for agriculture and needs to be changed to industrial. Change the specific objective I-07 (Light industrial and/or warehousing) to office based industry to be more sympathetic to local demands and trends (wider range of activities). 200 metre buffer zone is unusual. It needs to be 15-20 metres. This will restrict the site to a small area for development. Local Road access (U-06) is already under construction for the Carrigrennan sewage treatment facility, therefore delete it.</p>
2771	Patrick Twomey	Lands at Ballyhennick, Glounthaune	<p>Refers to 33 ha of land located on the west of Glounthaune village in agricultural use Site is well connected to water, sewer, electricity, and roads. Request for inclusion in the Local Plan preparation</p>
2788	The O'Connell family	lands adjacent to Harbour Point Golf Club, Courtstown, Little Island.	<p>Suggests O-03 needs to have a 30 metre buffer inserted on western and southern boundaries; I-07 needs to have a 30 metre buffer inserted along the western boundary of the site; and that these buffers would assist in the retention of the golf course use and in particular, the 7th and 8th holes.</p>
2826	Little Island Community Assoc	Comments on Draft Plan	<p>Little Island residents complain that :-</p> <ol style="list-style-type: none"> 1) Only 3.1 ha of land zoned for residential (R-01) - needs more to sustain growth of area 2) 2 golf courses are privately owned and do not benefit the community as a whole 3) Agricultural use proposed in east should be residential 4) No more land for residential means that there will be no justification for additional

Land Use Zoning Submissions: Little Island

No.	Submitter	Submission Title	Summary
2846	Maurice Cogan	Lands at Courtstown Little Island	<p>community services</p> <p>5) Cork to Midleton railway line will stop at Little Island station and there is a need for more residential to justify the railway line and station</p> <p>6) Opportunity to design a range of residential densities and community services (shops, leisure, creches, etc)</p> <p>7) Prefer residential than industrial - if leave it for agriculture it will be converted to industrial.</p> <p>8) Support the environmental protection objectives, walkways and open space zonings but O-01 has no road access</p> <p>9) Need for more buffer zones for residential zones against the industrial zones</p> <p>Clarification needed for notification of the designation for a Special Area of Conservation</p>

19 Macroom Environs

19.1 The issues raised in relation to the zoning objectives For Macroom arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Town Hall in Macroom and at Public Libraries from 20th February to 30th April. and at an exhibition about the plan held in the Victoria Hotel, Macroom on Monday 25th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 5th April 2002. Together, the following issues are raised in relation to the town:

<u>Macroom</u>		<u>Response</u>
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	Macroom Town Council are the Planning Authority for an extensive area around the town centre that has accommodated significant areas of new development in recent years. Much of this area is steeply sloping and forms an attractive landscape setting for the town. The County Council's area is generally remote from the town centre and therefore it is anticipated that that it will be more appropriate to accommodate most of the town's development needs in the immediate future in the Town Council's area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in Macroom, from 2001 to the end of the plan period, is 490. Most of this growth will be accommodated within the Town Council's area. In addition, the Draft Plan provides two sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 88 new dwellings. This, together with land in the Town Council's area, is considered sufficient for the development needs of the town over the plan period.
C	Should additional land be zoned for new residential development to the west of the town?	The County Council's area to the west of the town is a substantial distance from the town centre. Two sites have been zoned for development in this vicinity, largely because they were similarly zoned in the past. There is no need for additional zoning to accommodate the planned level of growth for Macroom and if such a need did arise it is likely that preferred locations would be identified within the Town Council's area.

<u>Macroom</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Macroom. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.

19.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Macroom. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Macroom Environs

No.	Submitter	Submission Title	Summary
2449	Mr & Mrs MI McCarthy	Lands at Teerbeg, Macroom	Request to zone lands for commercial (non-retail) or light industrial use based on the possible redundancy of agricultural lands caused by the proposed by-pass, which it is suggested, will form an obvious development boundary for the town.
2736	Westside Partnership	Lands at Codrum, Killarney Road, Macroom, Co Cork	Requests zoning for commercial (business-enterprise) - residential uses in the Macroom Environs. It is argued that the zoning of land for commercial and enterprise development in the town environs should not necessarily threaten the viability of the town centre. There should be options available in the environs for housing and enterprise development to ensure that enterprise is not lost to other competing towns.
2877	Edward & Joan Vaughan	Lands at Raleigh House, Macroom	Request to zone lands for residential use.

20 Mallow Environs

20.1 The issues raised in relation to the zoning objectives for Mallow arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Mallow and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Mallow Park Hotel, Mallow on Tuesday 2nd April 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 9th April 2002. Together, the following issues are raised in relation to the town:

Mallow Environs		<u>Response</u>
	A Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Mallow for which the Town Council are the Planning Authority has been able to accommodate new development in recent years. However, it will become increasingly difficult to accommodate the future needs of the town within this area and, increasingly, new development will mainly occur in the County Area.
	B Does the Draft Plan provide an adequate supply of land for new housing?	Under optimistic growth conditions, the maximum number of new households expected in the area over the plan period is 1680. The Draft Plan provides seven sites that are the subject of specific zoning objectives for residential development (see Chapter 20, Volume 3). These sites together can accommodate about 3000 new dwellings. In addition, the Town Council area has zoned lands to accommodate about 1400 dwellings. This is considered sufficient for the development needs of the area over the plan period.
	C Should the specific objectives for R-06 and R-07 be changed to low density?	The Governments' Density Guidelines suggest that development at net densities of less than 20 dwellings per hectare should not, generally, be encouraged. However, some allowance is made for lower densities at the edge of built up areas and in villages, particularly as an alternative to individual houses in the countryside. Both R-06 and R-07 are zoned for medium density residential development. They are at the edge of the settlement but located close to the existing built up area of the town and are seen as being suitable for medium density development, rather than low density.
	D Should any further lands be zoned to the north of the proposed relief road U-02?	In general terms, the location of new development north of the proposed northern relief road would cause excessive, dangerous crossing and turning movements on this new route intended to cater for through traffic.

Mallow Environs	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Should I-01 be changed from industrial to residential?	The inclusion of this site for residential development would compromise the objectives to prevent major accident contained in ECO 2-6 to 2-8 and Seveso II directive.
F	Has sufficient land been zoned for industrial use in the town?	There are three sites zoned for industrial and enterprise development. The sites comprise about 21ha. This zoning includes warehousing, industry and office based industry type uses.
G	Is C-02 an appropriate location for commercial development? And what will its impact be on nearby residents?	C-02 adjoins an existing commercial area and is adjacent to the Town Council boundary. This site is considered suitable for commercial development due to its location on the N20 and its proximity to the town itself. Its development is unlikely to have any major impact on the nearby residents.
H	Has sufficient land been zoned for commercial use?	There are two sites specifically zoned for new commercial development in the Draft Plan. However most of the commercial uses are in a range of locations within the Town Council area.
I	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that park and ride facilities should be provided in Mallow. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility.

20.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Ballincollig. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Mallow Environs

No.	Submitter	Submission Title	Summary
2166	Wilson & Assoc	Observation on site at Ballyellis, Mallow	Residential zoning proposal for 'high quality, low density' sites. Issues such as traffic movement, density, waste treatment and other environmental issues are contained in this submission.
2199	Mr. Denis Murphy	Lands at Spaglen, Mallow, Co. Cork	Request for residential zoning adjacent to proposed Northern Relief road.

Land Use Zoning Submissions: Mallow Environs

No.	Submitter	Submission Title	Summary
2206	O' Flynn Construction	Rezoning of lands at Spa Glen, Ballyvinitier.	Request for land to be zoned for Commercial / Industrial / Roadside services.
2219	Mr Kevin Buckley	Request that land be changed from current zoning to residential, Mallow	Request to change from industrial zoning (as per public draft) to residential.
2304	Residents of Annabella, Beechmount,	Issues relating to Mallow	Reduction in densities sought for residential sites R-06 and R-07 and also seeks study on related traffic issues.
2305	Residents of Kilknockin,	Lands at Mallow	Concerns expressed at impact of commercial zoning C-02 at Mallow, particularly with regards to building height / overshadowing and traffic.
2322	Martin Hanley	Lands at Ballyvinter, Lower Mallow, Co Cork	Request for extension of residential zoning.
2375	Mr Michael Healy	Lands at Ballyvinitier Lower, Mallow	Mixture of residential and commercial zoning sought on lands adjacent to the proposed Mallow Northern Relief Route.
2433	Mr Michael Hanlon	Lands at Upper Quarterstown, Mallow	Request to zone lands for commercial use, based on proximity to existing zoning proposals.
2464	Mallow Golf Club	Request for zoning lands adjoining Mallow Golf Club	Request for 'protection' measure for golf club in Mallow Environs. A possible mistake with regards to an existing land use zoning is also pointed out. The planning history of an adjacent planning application and some other background information is also included.
2497	Mr. Donal Turner	Lands at Annabella, Mallow	Extension of residential zoning (R-06) to include two fields to the Northwest of the site.
2498	Mr James Goggin	Lands at Gooldshill, Mallow	Proposed change of zoning from 'primarily residential' (as per public draft) to "Primarily Industry Enterprise". It is also noted that there may be an error with regards to the extent of an existing residential area to the south of the site.
2512	Killeen Holdings Ltd	Lands at Annabella, Mallow	Support of residential zoning at the eastern section of R-06 in Mallow Environs, Map No. 20(3) as contained in the Draft Plan.
2626	Mr Donal Buckley	Lands at Keatleys Close, Mallow	Request to zone lands adjacent to Town Council boundary at Mallow and, in conjunction, to provide a relief road to ease traffic congestion in the area.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.

Land Use Zoning Submissions: Mallow Environs

No.	Submitter	Submission Title	Summary
			<p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none">1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more)2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition.3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2787	John Lane	Lands at Balyshehan, Mallow	Request to zone lands for commercial / industrial use, on grounds of Strategic Plan recommendations; current under provision of lands for these purposes; re-use of lands which it is expected will be rendered unusable for agricultural purposes (caused by a proposed route option); economic use of proposed infrastructure; and the reinforcement of linkages between Mallow and the towns of Fermoy and Mitchelstown.
2810	Mr. Pat Curtin	Rezoning of lands at Mallow, Co. Cork	Request to zone lands for residential use based on such factors as land availability, housing demand, infrastructure provision and that the site would provide a 'natural extension' to the town .

21 Midleton Environs

21.1 The issues raised in relation to the zoning objectives for Little Island arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Midleton and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Midleton Park Hotel, Midleton on Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 27th March 2002. Together, the following issues are raised in relation to the town:

<u>Midleton</u>		<u>Response</u>
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	The part of Midleton for which the Town Council are the Planning Authority has been able to accommodate significant areas of new development in recent years. However, it will become increasingly difficult to accommodate the future needs of the town within this area and, increasingly, new development will mainly occur in the County Area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under optimistic growth conditions, the maximum number of new households expected in the area over the plan period is 2380. The Draft Plan provides thirteen sites that are the subject of specific zoning objectives for residential development (see Chapter 21, Volume 3). These sites together can accommodate about 3500 new dwellings. This is considered sufficient for the development needs of the area over the plan period.
C	Is it appropriate for most new industrial land to be concentrated to the west of the town?	The "industrial sector" at Knockgriffin is located there to take full advantage of the roads infrastructure, existing and proposed, and the possibility of the rail line re-opening which will allow industrial and distribution uses ease of access to the area without going through the town centre.
D	What will the implications of the Special Local Area Plan be?	The Special Local Area Plan will set out proposals to develop the potential of the town for the level of growth envisaged by the Cork Area Strategic Plan including additional housing and park and ride facilities. This is considered to be dependant upon firm proposals to re-open the railway station emerging from the Rail Study into the Blarney to Midleton/Cobh route.

Midleton	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Has sufficient land been zoned for industrial use in the town?	There are seven sites zoned for industrial development. The sites comprise about 111ha, which could accommodate 500,000 m ² of industrial floor space. The Cork Area Strategic Plan suggests that only 67 ha will be required for its area as a whole up to 2021. It is considered that sufficient land has been zoned in the Draft Plan for industrial development.
F	Has the route of the relief road been finalised?	Options have been shown on the zoning maps but until the road line has been finalised, they are only indicative lines.
G	Does the Draft Plan make adequate provision to encourage greater use of public transport?	The public transport proposals included in the Cork Area Strategic Plan indicate that rail park and ride facilities should be provided in Midleton. This would help encourage greater use of public transport particularly for journeys to and from Cork. Consideration should be given to the provision of an appropriate site for this facility, as part of the Special Local Area Plan to be prepared once the outcome of the rail-line study is known.
H	Is there a requirement for a hotel on the edge of town?	The site lies outside the entrance to Midleton on the eastern side. It is located between the N25 and the county road leading to the town. The site provides an attractive backdrop to the town. As an hotel site it could be developed to provide a landmark building to the entrance to the town. The zoning of this site should be re-examined.
I	Will further development at Ballinacurra result in a loss of the village's character?	The village of Ballinacurra, while having its own character, is physically linked to Midleton and at present most of its service requirements are met in the Midleton Town Council area. Any further development which may be considered in Ballinacurra should require a balanced approach which retains and builds on the existing town centre.
J	Should the Greenbelt to the east and south of Midleton and Ballinacurra be strengthened to A1 status to provide greater protection for agriculture and the setting of the town?	The green belt designation around Midleton and the other satellite towns provides protection for agricultural uses. The strategic gap between Carrigtwohill and Midleton is zoned A1 in order to maintain the separation between the settlements. The green belt to the east of Midleton is zoned A2 so that in the longer term, the town may expand in that direction.

Midleton	<u>Summary of Issue Raised</u>	<u>Response</u>
K	Bearing in mind the proximity of the distillery and that site I-07 will probably be used as an extension to it, is it appropriate to encourage new residential development on site R-03?	Site R-03 is immediately adjacent to a new residential development, under construction, and a similar distance from the distillery site. The consultation distance given by the HSA to the distillery is 300 metres which affects only the lower part of the site.
L	Does the plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the scenic setting of the town. Recognised areas of Scenic Landscape are also avoided.
M	Should Objective O-01 be less prescriptive?	This zoning is part of an overall design brief for the lands of which this site forms part and which has been developed to provide for the mix of uses which will best fulfill the development and community needs of Midleton, particularly in this area.
N	Should further provision be made for landscaping especially in relation to sites I-01, I-03 & I-05?	Consideration should be given in the case of all industrial/enterprise zonings to provide adequate landscaping and especially planted buffer areas to separate and protect other uses.
O	Should the plan declare a new mixed use town centre zoning in the area near the railway station?	The Special Local Area Plan for Midleton will set out proposals to develop the potential of the town for the level of growth envisaged by the Cork Area Strategic Plan including additional housing, park and ride facilities, town or neighbourhood centre type uses, community facilities, etc. This is considered to be dependant upon firm proposals to re-open the railway line emerging from the Rail Study into the Blarney to Midleton/Cobh route.
P	Does the plan make adequate provision for new schools?	The Draft Plan does not provide additional land for new school provision. Cork V.E.C. has indicated that the scale of growth intended for the town will have significant implications for school provision. Consideration should be given to providing additional land for the provision of new schools or appropriate extensions.

21.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Midleton. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
2112	Mr. Pat Foley	Issues relating to Ballinacurra and surrounding areas	Support for the Green Belt Policy, particularly around Midleton and Ballinacurra area. Request to have the area East, South-east and North-east of Ballinacurra designated as A1 (existing A2). Also enclosed is a copy of the Ballinacurra Community Council pre draft submission. Request to have wildlife area preserved.
2123	Name not supplied	Zoning at Broomfield East, Midleton	Request to dezone residential lands, based on environmental and sustainability grounds, and also proximity to seveso site (Irish distillers).
2179	Mr John Garde	Lands at Midleton Co Cork	A detailed submission asking for lands to the North of Midleton be zoned for residential development. The submission is based on the projected growth of Midleton and the fact that several new estates are nearing completion. A number of site specific issues, relating to servicing etc, are raised to support the proposed zoning.
2187	Mrs. Mary A Murphy	Lands at Westpark, Midleton, Co. Cork	Two elements to submission the first is a query on the route of U-02 (local distributor road). The second is a request to zone land outside the development boundary.
2218	Coleman Bros & MI McSweeney	Action Area Plan for Ballinacurra/Midleton	Submission requesting that substantial new land be zoned for development at Ballinacurra, Midleton. The submission covers various issues. The basis of the proposal is that the natural direction for the development of the town of Midleton is south eastwards towards Ballinacurra and the National Road corridor.
2236	Irish Distillers Ltd	Expansion of Midleton Distillery	Expansion of Midleton Distillery. Submission was made in the run up to the development plan process. Their request has been agreed to and included in the Draft Plan. Further submission recognises the need for a inner relief road but requests that route U-02 be changed so it no longer runs through IDL
2268	Mr John Twomey	Lands at Baneshane, Midleton. Co Cork	Request that land be zoned for low density housing or light industry. However, the drawings submitted 22/04/02 seem to indicate a residential development is proposed.
2281	Mrs Catherine Quealey	Objection to zoning of lands at Ballinacurra, Midleton	Concerned about the future development of Ballinacurra especially to the east of the village. The submission argues that the village has experienced phenomenal residential growth but with no improvements to the infrastructure, business or social amenities. Specific concern about the levels traffic and
2298	Mr Patrick Tierney	Lands at Midleton & Environs	This submission refers to land zoned for new housing, specific objective R-03 to the North of Midleton. The submission also includes more general comments about recent residential development in the area. Feel that R-03 is aimed at providing additional housing in an unsuitable area and will cause

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
			the local infrastructure to collapse.
2300	Mrs Myra Buckley	Route of Midleton Relief Road	Question about the route of the relief road U-02. The route as shown goes through their land between the distillery and the Old Youghal Road. Concerned that the route would split the farm in two and make it unviable to operate and will also effect their quality of life.
2328	Mr Liam Fitzgerald	Lands at Ballyedmond, Midleton	Request to zone a large area of land to the north of Midleton for housing. Very short submission states that the development will be similar to the existing housing.
2347	Mr Alan Navratil	Lands at Ballinacurra, Midleton, Co Cork	This submission deals with energy recovery, waste, design and house types issues and requests that additional lands be zoned. Request that lands outside the development boundary be zoned for residential development in the long term and mineral extraction in the short term. The land identified represents an extension of zone R-13 to the west and it is argued that the extension will facilitate the development of R-13. Also call for de-listing of property - Ballinacurra House.
2363	Mr Brendan Cronin	Lands at Castleredmond, Midleton	Request to zone further land to the South of Midleton, between the ring road and Ballynacorra Village for residential development. Two plots one to the north and one to the south of R-08 and will be able to link in with the infrastructure that will be put in place for the development of R-08
2396	Mr Niall Leahy	Lands at Castleredmond, Midleton	Request to zone an area of land South of Youghal Road (opposite R-04) for residential development. A number of points are raised to support the zoning of this land, highlighting the services that are easily available and demonstrating that the site represents a natural progression in the growth of Midleton.
2399	Mr Gerard O'Brien	Lands at Loughatalia, Midleton	This submission is a request that land be zoned for low density residential development. The land is to the south of Midleton and Ballinacurra and is outside but contiguous to the town development boundary. The submission argues that further development would support the role of Ballinacurra as a 'rural village' in line with the text of the development plan. That the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.
2423	Knockgriffin Residents Assoc	Development of Mart Field, Kennel Road, Knockgriffin, Midleton	Submission raises various concerns about the substantial land zoned for industry/enterprise. Includes specific objective I-02, I-03, I-04, I-05 to the west of Midleton Town. The key concern is about the nature of development, the need for a buffer between the

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
2427	Mr Bernard Egan	Lands at Water Rock, Midleton	<p>development and existing residential area, the need for community facilities, mainly for amenity uses and the main point is the effect of the development on the local infrastructure especially the road network.</p> <p>This short submission relates to a request that land be rezoned from industrial to residential on behalf of a relative. A submission has also been received from agents acting on the same site (ref. 2608) requesting a rezoning from A1 greenbelt to mixed zoning (residential, commercial, social & industrial). A list of reasons why land should be rezoned are given.</p>
2477	Maurice & Bridget Smiddy	Midleton Northern Relief Road	<p>Submission refers to the route of the Midleton Northern Relief Road (U-02)</p> <p>The submission recognises the need for a distributor road. However, submission outlines the negative effect that the proposed routes on the draft development plan maps would have on his business.</p> <p>The amended route options produced by MHL & Associates would be preferable.</p>
2495	Mr Trevor West	Lands at Ramhill, Ballinacurra	<p>Submission requesting that land be zoned for development at Ballinacurra, Midleton.</p> <p>The proposal is based on the access to the existing road and the close links with another zoning submission (Ref. 2218).</p>
2499	Gable Holdings	Observation to Draft Plan	<p>This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan.</p> <p>Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it.</p> <p>Suggested re-wording in relation to</p>
2502	Mr John Cotter	Lands at Ballyrichard More, Midleton	<p>Request to zone land for residential development in the form of a 'country lane' development.</p> <p>Land is located to the West of Midleton near the Water Rock Golf Course, and would be accessed via the Midleton - Cork dual carriageway.</p> <p>Zoning request argues that such a use would be compatible with surrounding development and that the site can be serviced without difficulty.</p>
2537	Cumann Luth-Cleas Gael	Lands at Midleton	<p>Submission refers to area O-01 (mistakenly referred to as O-03 in submission).</p> <p>Submission suggests that all weather pitches are not required at this site due to the high</p>

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
			capital cost and ongoing capital cost and existing all weather pitches in the town and request that Midleton Hurling and Football club be given the land for an adult and underage pitch. The submission links the growth of Midleton with a dramatic increase in GAA membership and an increase in the cost of land which is limiting the provision of facilities for the residents.
2538	Mrs Joan Lyons	Issues relating to Midleton	The submission is supportive of the development plan. A number of issues are raised The green belt and A1 designation should be fully protected. The large scale development of Midleton over the last few years has had a negative impact on the town, especially because of the increase in traffic and the general negative effect on the environment. The specific issue of the effect of new housing development on infrastructure is raised. In this case new development is using the group water scheme serving their house.
2542	Ms Mary Murnane	Lands at Coppingerstown, Midleton	Request to have land rezoned for development purposes. Land is outside and separate from the development boundary for Midleton. Very little supporting information provided just a map outlining the site.
2573	Mr. Donal O' Riordan	Rezoning of lands Broomfield East, Midleton	Requests site be changed from greenbelt A2 to residential zoning.
2580	Mr Michael Cashman	Lands at Ballinacurra, Midleton	Request for further land to be zoned for residential development. The site includes the land zoned for residential development R-11 and the neighbouring land zoned for agriculture and includes land outside the development boundary. Part of the site is also designated as established residential.
2589	Mr Padraig Cahalane	Objection to rezoning at Ballyannon, Midleton	This submission objects to zoning of lands for industrial use in close proximity to a residence and in an area of scenic landscape. It is considered that the proposed zoning would devalue the home and the landholding. No map was supplied with the submission.
2608	Mr Bernard Egan	Rezoning of lands at Water Rock Midleton	Request land be changed from A1 greenbelt to mixed zoning (residential, commercial, social, & industrial). Pre-draft submission lists grounds.
2613	Mr Jeremiah O'Brien	Lands at Ballynona South, Dungourney, Co Cork	Request to zone a specific site for housing development. The site is in the Rural Housing Control Zone to the east of Midleton. It is argued that a large number of sites have been developed in the area and raises the question how some people can get planning permission for large scale residential development so far out of town.
2615	Ballinacurra Residents	Issues relating to Ballinacurra	Submission made by a number of local residents. Concerned about the future development of Ballinacurra especially to the

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
			east of the village and the Guinness Farm lands (Ref. 2281). They ask that the Greenbelt designation for this area be changed from A2 agriculture to A1 agriculture. The village is picturesque and surrounded by good agricultural land. In particular, concern is raised about the levels traffic and the lack of amenities.
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2637	Philip & Amanda Kidney	Objection to roundabout at Broomfield East, Midleton	Objection to the proposed roundabout and the rezoning for development in the Broomfield East area of Midleton.
2683	Ms Eileen Mulcahy	Lands at Knockraha, Midleton, Co Cork	Request to zone land for residential development. The site is to the east of Midleton between the lands zoned as R-03 and I-07. It is close to the proposed road (I-02) and is bounded at the south by the disused Railway line. It is submitted that the site is suitable for zoning as residential as an extension of the land zoned as R-03 (medium density residential)
2687	Healy Brothers, Nordic Cold Stores & Cork Co-op Ma	Properties at WaterRock Area in Midleton, Co Cork	This submission refers to lands to the west of Midleton zoned for Industry / Enterprise (I-02, I-03, I-0%). Objects to requirement for a minimum 20 m tree planted buffer. Argues that the total frontage for their landholding would result in seven acres of valuable land been sterilised.
2694	Healy Brothers	Lands at Water Rock, Midleton	Submission mentions ownership of Water Rock Golf course but the text relates to a range of issues involving Midleton. Suggests that

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
			the requirement for a minimum 20m tree planted buffer at I-02 is unnecessary and should be reduced or deleted. Refers to a previous request for a railway station at Water Rock Road. In line with the projected growth in the population of Midleton and the need to encourage more growth to facilitate the rail link the submission suggests that more land should be zoned for residential development.
2696	Dairygold Co-op Superstores	Issues relating to Dairygold Co-op Superstores, Midleton, Co Cork	Land to the North of co-op superstore in Midleton. Request to change re-zone a strip of land from existing industrial to primarily commercial. Zoning requested to facilitate the planned expansion of the co-op superstore.
2709	Mr William Cuddy	Lands at Baneshane, Midleton	Request to re-zone land to facilitate the development of a retirement village / nursing home. The site is to the west of Midleton and is outside the development boundary in A1 Greenbelt. Highlights the growing population, changes in household size, and growing service sector as identified in Cork Area Strategic Plan; reference in the Draft Plan to the need for new community facilities resulting in a shift from more traditional hospital based care; and it encourages sustainable development in an area close to existing developments and infrastructure.
2711	Cork Cooperative Marts Ltd	Lands at Knockgriffin, Midleton	Relates to the Cork Co-op Mart site in Midleton which straddles the Town Council / County Council boundary. Request for land to be re-zoned from existing industrial to commercial / town centre to facilitate the comprehensive redevelopment of the Mart site for retail use. The submission arises from plans to consolidate the Cork Co-op Marts into one state of the art facility. This will involve the closure of the Midleton mart. An application has been made to the Town Council and County Council for the first phase of the development (infrastructure works).
2747	Heritage Developments	Lands at Midleton	Proposes change of all or part of Open Space area O-02 to low or medium density Residential Zoning, incorporating Open Space and Amenity Walk. Argues that the area O-02 is not suitable for the open space.
2750	Mr & Mrs James Wilson	Lands at Walterstown, Cobh	Requests that land be considered for inclusion, for residential, hotel, sport and leisure development. No supporting information was provided.
2773	John & Mary Curtin	Objection to zoning at Broomfield, Midleton	Suggests that there has been substantial development in Glanmire, especially at Broomfields, without any investment / improvements to the local infrastructure. Key points raised include reference to the opening of the Midleton - Cork railway line which is been used to support the argument for further development but does not seem to be a priority in the current financial climate, and the lack road infrastructure and the congestion resulting from recent development.

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
2794	Fleming Construction	Rezoned lands at Knockgriffin, Midleton	Relates to land to the north of Midleton, and requests land now within the A1 Greenbelt be zoned for residential use to allow medium density residential development with provision for a linear open space along the river to the east, on grounds of need to provide more land for new residential development to meet projected growth of Midleton and Carrigtwohill; need for high density residential development close to the proposed rail station; need to broaden the housing mix in Midleton; and to define the northern boundary of the town.
2819	Blackpool Developments	Lands at Midleton	Request for zoning to facilitate the mixed use development of a new town centre in the vicinity of the railway station. Also raises a number of issues relating to the nature and scope of the Special Local Area Plan; the nature and routing of the distributor road U-02; the Cork Area Strategic Plan and the projected growth in Midleton; and the implication of this growth on the Town Centre and Neighbourhood Centre uses.
2840	Mr Ian Hill	Lands at Midleton	Concerns regarding zoning proposals in Midleton Environs.
2853	Tesco Ireland Ltd	Issues relating to Retail	Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows: Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to
2915	Mr Gerard O'Brien	Lands at Loughatalia, Ballinacorra (part of 2399)	Request that land be zoned for low density residential development. The land is to the south of Midleton and Ballinacorra and is outside the development boundary. Argues that further development would support the role of Ballinacorra as a 'rural village' in line with the text of the development plan; that the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.
2916	Mr Gerard O'Brien	Lands at Loughatalia, Ballinacorra (part of 2399)	Request that land be zoned for low density residential development to the south of Midleton and Ballinacorra and outside the

Land Use Zoning Submissions: Midleton Environs

No.	Submitter	Submission Title	Summary
			development boundary. Argues that further development would support the role of Ballynacorra as a 'rural village' in line with the text of the development plan; that the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.
2917	Mr Gerard O'Brien	Lands at Loughatalia, Midleton (part of 2399)	Highlights an area of land has been developed for residential use outside and to south of the development boundary for Midleton. This development is used as part of the argument to justify the request for rezoning of three neighbouring sites. Ref. 2399, 2915, 2916,
2932	Cork County VEC	Issues relating to Midleton (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Raises the issue of the projected growth in Midleton and the effect that this will have on the number of extra school places required.

22 Millstreet

22.1 The issues raised in relation to the zoning objectives for Millstreet arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Millstreet and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Edel Quinn Hall, Kanturk on Monday 11th March 2002. In addition, the Councils' Electoral Area Committee met on Monday 15th April 2002. Together, the following issues are raised in relation to the town:

<u>Millstreet</u>		<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 80. To accommodate this growth, the Draft Plan, provides fourteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1311 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should lands to the north or south of R-02 be zoned for development?	Given the substantial surplus in housing capacity on existing zoned land in Millstreet, there is no justification for additional zoning.
C	Should the objective for R-03 be changed to allow for an extension of the cemetery into this land?	This site was zoned for residential development in the 1996 CDP. The zoning was maintained in this plan. However as the existing graveyard appears to be relatively confined, it may be necessary to zone land specifically for an extension to it, therefore R-03 will be considered.
D	Should the plan make provision for housing for the elderly?	The Draft Plan has no site specifically zoned for housing for the elderly, however there is no objection to some sites, which are zoned for residential development, being developed to include an element of such housing if the need arises.
E	Has the Draft Plan provided for car parking in the town centre?	The Draft Plan has two sites specifically zoned for car parking. Both of these sites were zoned in the 1996 CDP along with a third site, which has subsequently been developed and is operating as a car park. Therefore it is considered that adequate provision has been made and that the objectives can be achieved.

Millstreet	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Can O-01 be successfully developed?	The development of O-01 is dependant on the construction of the proposed relief road. The line of the relief road has not been decided yet, therefore what is shown in the Draft Plan is indicative.
G	Does the Draft Plan make provision for a new fire station?	Yes, the objective for R-04 specifically states that part of the site should be reserved for a public utility i.e. fire station.
H	Does the Draft Plan make provision for a Civic Amenity site?	The Draft Plan does not identify a specific area for a civic amenity site at this time but it does acknowledge the provisions of the waste management plan.

22.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Millstreet. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Millstreet

No.	Submitter	Submission Title	Summary
2050	Mr Jerry O'Leary	Zoning at Drominhalia, Millstreet	Residential zoning implicitly sought. Reference also made to the integration with an existing residential development (permission granted March '02) adjacent to this site.
2337	Millstreet & District Housing Assoc	Lands at Clara Rd Millstreet	Request to rezone from open space to residential (homes for the elderly). The land is adjacent to the Conon O' Donovan centre for the elderly.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more)

Land Use Zoning Submissions: Millstreet

No.	Submitter	Submission Title	Summary
			2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2805	Mr Thomas Duggan	Lands at Millstreet, Co Cork	Residential zoning request based on such factors as demand and the availability of infrastructure.
2907	Mr. Thomas Duggan	Lands at Millstreet, Co. Cork,(Part of 2805)	Residential zoning request based on such factors as demand and the availability of infrastructure.

23 Mitchelstown

23.1 The issues raised in relation to the zoning objectives for Mitchelstown arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Mitchelstown and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Fermoy Community Youth Centre on Tuesday 12th March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 9th April 2002. Together, the following issues are raised in relation to the town:

<u>Mitchelstown</u>		<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 230. To accommodate this growth, the Draft Plan, provides seven sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1711 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Should R-05 be changed from low density to high density?	The objective for R-05 is for low-density individual sites. Because R-05 is at the edge of the settlement it will (as low density) allow an appropriate transition between high densities and the open countryside.
C	Should R-02 be removed from the plan on the basis that it detracts from the natural beauty and recreational amenity of the area?	A number of submissions have raised this issue. R-02 is zoned for medium density residential development. This site is considered suitable for residential development due to its proximity to the town centre and the fact that it adjoins the built up area of the town.
D	Does the draft plan zone too much land for residential development?	A number of submissions have raised this issue. The Draft Plan provides seven sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1711 new dwellings, although it is anticipated that only 230 new households will be required in the life of the plan. The new Act provides for lands to be de-zoned if they not come forward for development and this may be considered when the next plan is being prepared.

Mitchelstown	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Should any site zoned for industrial be changed to either residential or commercial?	As there is no requirement to zone any further land in the town for residential development, the conversion of part of an industrial area for such use would be inappropriate. I-02 is a large site zoned for industry and distribution due to its location and proximity to a good transport corridor. A site has been zoned in the town centre (T-01) for mixed commercial/retail development. Until the councils Joint Retail Strategy is approved, it is considered premature to make substantial new provision for additional retail and commercial development outside existing or proposed town and neighbourhood centre areas.
F	Has adequate provision been made for industrial development? Should either O-03 or O-01 be zoned for industry/enterprise?	The Draft Plan provides four sites that are the subject of specific zoning objectives for industrial development. These sites measure approximately 79 hectares, are in a range of locations and have the potential to attract a wide variety of industrial type uses.
G	Has adequate provision been made for commercial and retail development?	One large site has been zoned in the draft plan for new town centre development, apart from this, until the councils joint retail strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centres.
H	Has the line for U-01 been decided?	The line in the Draft Plan for U-01 is likely to be accurate. A variation to the 1996 Plan is currently being proposed to accommodate the provision of this road (U-01).
I	Would a study of the town help to raise its' profile?	A study of the town could raise its profile. In any event a Local Area Plan is proposed for the whole electoral area and this will examine the requirements of the town and its hinterland in more detail.
J	Should U-02 be removed from Plan?	U-02 is in the plan as a pedestrian walk, which will link up with the town centre and other walks in the area. It is important as an amenity for the inhabitants of the town, as a whole.

23.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Mitchelstown. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Mitchelstown

No.	Submitter	Submission Title	Summary
2068	Mr Martin Lane	Observation in Mitchelstown	Query regarding existing land use in Mitchelstown.
2093	Mr James Finn	Request for residential zoning at Mulberry Rd, Mitchelstown	Residential zoning request for 19 hectares of land. Majority of site is within development boundary zoned 'agriculture' in Draft Plan).
2247	Mr Maurice O'Sullivan	Request for residential zoning at Cloonlough, Mitchelstown	Request to zone lands for residential use.
2248	Mrs Kathleen O'Sullivan	Request for residential zoning at Cloonlough, Mitchelstown	Request to zone lands for residential use.
2249	Mrs. Kathleen O' Sullivan	Issues relating to proposed Mitchelstown Bypass	Concern in relation to U-01, western bypass of Mitchelstown passing through farm lands. There are other routes in Cloonlough which could be examined.
2255	Mitchelstown Business Association	Issues relating to Mitchelstown Co Cork	Mitchelstown Business Association - request a Mitchelstown Town Development Plan which would look at economic and employment issues including employment base diversification and would also address the possibility of designating Mitchelstown as a Strategic Development Zone. Also request that industrial zonings would be provided and that the sewerage and water improvements would be commenced. Also there is a need for amenities and recreation development and broadband 'priority' status.
2277	Pat O'Farrell & Wm Baker	Lands at Railway Rd / Fermoy Road, Mitchelstown	Request to increase density from low to high.
2290	J.J.O'Brien & Son	Mitchelstown Population Figures	This submission documents recent and ongoing development trends for the town of Mitchelstown. Population calculated in Draft plan to increase by 6.3% by the year 2011. This submission suggests a population increase more in the region of 35% a number of developments and employment (industrial sites) are also noted in the submission.
2345	Wm & Elizabeth O'Brien	Lands at Mitchelstown	Objection to proposed residential area R-02 at Mitchelstown as contained in the Draft Plan. Objection is based on an assumed loss of privacy, adjacent green areas and a subsequent devaluation of property.
2346	Edward & Breeda O'Brien	Lands at Castle Lodge Farm, Mitchelstown	Objection to residential zoning R-02 in Mitchelstown, with the aim to retain lands in agriculture.
2352	Patrick O Keeffe	Lands at Kilshanny, Mitchelstown, Co Cork on behalf of Mr Patrick O Keeffe	Representation to have lands rezoned for 'development'.
2416	Mr. Joe & Elizabeth McMahon	Issues relating to Mitchelstown	Concerns relating to proposed residential zoning (R-02) in Mitchelstown, based on 'rural setting', access, availability (with regards to development land supply) and local environmental grounds.
2417	Mr. John & Lena Fox	Issues relating to	Opposed to residential zoning (R-02) in

Land Use Zoning Submissions: Mitchelstown

No.	Submitter	Submission Title	Summary
		Mitchelstown	Mitchelstown, based on 'rural setting' and traffic implications of proposed zonings.
2420	John & Peg Fitzgerald	Observation and objection to Draft Plan	Observations and objections to residential zoning (R-02) in Mitchelstown, with regards to privacy, 'rural setting', local environment, views and 'civil rights infringements'.
2447	Con & Bernadette Ryan	Residential Lands at Mitchelstown	This submission suggests that there are excessive lands zoned for residential use in Mitchelstown and that certain specific zonings will compromise the natural beauty and recreational amenity of the town. Objection to the re-zoning of R-02 - on the grounds that it will lead to increased suburbanisation of the town.
2516	Mgt Garry & P Mulcahy	Lands at Coolanave, Mitchelstown	Request to change zoning from Industrial (I-03) in the Draft Plan to residential.
2517	Mr John O'Brien	Lands at Brigown, Mitchelstown	Request to zone lands as low density residential, based on existing services, location and availability of lands.
2518	Mr Patrick O'Keeffe	Lands at Mulberry Rd/Clonmel Rd, Mitchelstown	Request to re-zone land from agriculture as in the Draft Plan to residential, on the basis of proximity to existing residential areas, services / facilities and market availability.
2570	Mr Terence O'Donnell	Lands at Deerpark, Mitchelstown,	Request to zone lands as residential/commercial, based on proximity to waste treatment plan, town centre and visual aspects.
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2697	Dairygold Co-operative Society	Lands at " Union", Mitchelstown, Cork	Suggests that further housing development in the area of 'Union' should be curtailed - as they

Land Use Zoning Submissions: Mitchelstown

No.	Submitter	Submission Title	Summary
			are a possible threat to water quality in the underlying aquifer. Alternatively the Town sewer system should be extended to serve the area.
2699	Dairygold Co-operative Society Ltd	Trading Centre at Clonmel Road, Mitchelstown, Co Cork	Request to change from 'Open Space / Sports Recreation / Amenity' (i.e. objective O-03) , to 'Industry / Enterprise'.
2700	Galtee Food Products Ltd Mitchelstown	Grain Store Complex at Limerick Road, Mitchelstown, Co Cork	Supports industrial zoning objective (I-01) for Mitchelstown. Requests that route option for distributor / relief road (U-01) be altered according to submission specification.
2702	Dairygold Co-op Society	Lands at South Side of Kildorrery Road, Mitchelstown, Co Cork	Request for industry / enterprise zoning to support a stand alone industrial enterprise.
2703	Dairygold Co-op Society	Lands at Manor Hill, Mitchelstown, Co. Cork	Request to change zoning from open space to a mix of 'town / neighbour centre' and industry / enterprise. It is also requested that the pedestrian walk objective (U-02) be removed from the plan.
2705	Dairygold Co-op Society	Cheese Factory at Clonmel Rd, Mitchelstown	Request to change zoning from 'educational / institutional / civic' to Industry / Enterprise.
2706	Dairygold Co-op Society	Lands at Castlefarm, Mitchelstown	Request for additional industrial zoning, based on infrastructure proposals.
2710	Cork Cooperative Marts	Lands at Mitchelstown	Mixed zoning of 'town centre / commercial / residential ' sought on behalf of Cork Co-operative Marts Ltd. for Mitchelstown for lands (currently used in part for cattle mart) zoned existing commercial / residential in the public draft.
2738	Retail Grocery, Dairy and Allied Trades Assoc	Lands at Brigown, Mitchelstown	RGDATA requests change of zoning T-01 on Draft Plan map for Mitchelstown to Residential. It is argued that this site would be able to cater for the needs of older and disabled people - as a residential site and would also provide for continued investment support for the heritage areas of the town while maintaining the town centre as the preferred location for retail uses.
2853	Tesco Ireland Ltd	Issues relating to Retail	Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows: Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to

Land Use Zoning Submissions: Mitchelstown

No.	Submitter	Submission Title	Summary
2947	Dairygold Co-op Society	Lands at Castlefarm, Mitchelstown (part of 2706)	Proposed change of zoning from residential to mixed use - Industrial / Open space, on grounds of local environment issues, and potential industrial expansion.
2948	Dairygold Co-op Society Ltd	Lands at Castlefarm, Mitchelstown, (part of 2706)	Proposed change of zoning from Open space (O-01) and amenity walk (U-02) to industry / enterprise, on grounds of safety / security issues, and potential industrial expansion.

24 Newmarket

24.1 The issues raised in relation to the zoning objectives for Newmarket arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Newmarket and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Edel Quinn Hall, Kanturk on Monday 11th March 2002. In addition, the Councils' Electoral Area Committee met on Monday 15th April 2002. Together, the following issues are raised in relation to the town:

<u>Newmarket</u>		<u>Response</u>
	A Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 70. To accommodate this growth, the Draft Plan, provides seven sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 620 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
	B Should further individual dwellings be encouraged on the lower Road?	Given the substantial surplus in housing capacity on existing zoned land in Newmarket, there is no justification for additional zoning. In any case the Draft Plan would encourage any new residential development to be either in an existing residential area within the development boundary or on land specifically zoned for housing.
	C Should new development be encouraged primarily to the West of the Town?	The Draft Plan has aimed to take a balanced approach to the zoning of land in the town. It is fair to say that development has not been encouraged more on one side of the town than another. In terms of how the town will develop in the long term, the NWCSP has not identified any specific direction in which the town should grow.
	D Should the objective for R-07 be changed from high density Residential to low density (less than 1 dwelling per acre) residential?	The Governments Density guidelines suggest that development at net densities of less than 20 dwellings per hectare should not, generally, be encouraged. However some allowance has been made for lower densities at the edge of built up areas and in villages particularly as an alternative to individual houses in the countryside. There are three sites zoned specifically for low-density residential development in the town already (R-02, R-03 and R-06).

<u>Newmarket</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Has a suitable access point been identified to R-05?	Although no specific access has been shown on the zoning map for R-05, there are a number of access options from Island road, and from the lower end of Orchard Road. The details of this will be dealt with through development control.

24.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Newmarket. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Newmarket

No.	Submitter	Submission Title	Summary
2063	Not Known	Development at R-05 on Newmarket draft zoning maps.	This submission identifies a safety issue with regards access to Residential Zoning (R-05)
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP. in Newmarket specifically the dangerous exit onto Island Road.

25 Passage West

25.1 The issues raised in relation to the zoning objectives for Passage West arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Carrigaline and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Carrigaline Court Hotel, Carrigaline on Tuesday 19th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 12th April 2002. Together, the following issues are raised in relation to the town:

Passage West		<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 650. To accommodate this growth, the Draft Plan, provides twelve sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1327 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Is the infrastructure serving the town adequate to support the development proposed over the plan period?	The proposed land zonings in the draft plan are capable of being served by the existing infrastructure and additional infrastructure, U-02 is also proposed as a new road to serve the Lackaroe area.
C	Should further land be zoned for development to the south of Monkstown?	The lands south of Monkstown form part of the green belt and as such are an important gap between Monkstown and Ringaskiddy and Carrigaline and also provide a very fine landscape setting for the entire area. The zoned lands provide ample land for development over the period of the plan.
D	Should more land be zoned to the north west of Passage, south of the Rochestown Road?	These lands are an important strategic gap between the city suburbs and Passage West and as such are designated green belt. There is sufficient land zoned for development without the need to reduce the green belt at this location.
E	Is Passage West an appropriate location for Park and Ride facilities?	Passage West is not included in the list of park and ride locations in the Cork Area Strategic Plan.
F	Is site O-02 an appropriate location for Open Space?	O-02 is very elevated, steeply sloping land that provides a backdrop to the housing estate below and is probably best used as passive open space.

Passage West	<u>Summary of Issue Raised</u>	<u>Response</u>
G	Is it appropriate to zone site R-08 for new residential development?	The lands zoned for residential development are largely contiguous with existing residential developments and services and as such are the most appropriate lands for development.
H	Is it appropriate to make provision for a public right of way at U-03? How will the implementation of this objective be secured?	The proposed walk passes through the glen and will provide a link from the town to the open space and community school. In order to achieve the implementation of this objective consideration should be given to the linking of this objective with the development of the adjacent residential zonings.
I	Until the docks are redeveloped, could other improvements to the town be realistically achieved during the life-time of the plan?	While the docks development is the largest proposed for the town at present, the other works proposed are not dependent on it. The urban renewal scheme will also promote development in the town.
J	Are O-04 & O-05 appropriate designations particularly in the light of permissions granted for development?	The landscape zoned as O-04 and O-05 is important to the setting and character of the town.
K	Is R-06 an appropriate location for new housing development? What are the options for access?	R-06 is contiguous with existing development and is accessible from a choice of access points.
L	Should the plan include proposals for the re-use or redevelopment of the former Convent School?	The draft plan does not include specific proposals for the detailed redevelopment of the convent school but consideration should be given to drawing up a detailed design brief or similar proposal for this important site.

25.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Passage West. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
2047	Patrick & Irene Murphy	Zoning lands at Monkstown	Argues that the land identified should be zoned for development. On the grounds that the site was purchased with intent of development; suitable location; extent of development in the vicinity; would constitute infill; could be designed to meet landscaping and servicing, etc., standards; not used for
2177	Mr Pat Barry	Lands at Rochestown Co Cork	The submission proposes that a 12 acre site, designated as A1 greenbelt, be changed to A3

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
			greenbelt.
2200	Mr Liam Coughlan	Issues relating to Lackenroe, Monkstown, Co Cork	Submission objects to zoning R-08 and proposed road U-02 in Passage West.
2240	Passage Town Council	Issues relating to Passage West, Co. Cork	Passage West Town Council suggest the plan should be changed to incorporate Frank Benson Report (carried out for Integrated Area Plan); provide additional parking at Town Centre and Ferry; upgrade entire road system, including relief road on Pembroke Woods side, widening of road from Church Hill to Rochestown; provide better traffic management in Town Centre; zone entire waterfront for marine based activities; zone individual sites in wooded areas; zone area by golf course for residential; change text to describe recent development as high, rather than low, density; address doubts about adequacy of water supply; review population targets as they may be underestimates; recognise road at Laurel Hill inadequate to facilitate proposed relief road; provide park and ride, including water bus; redevelop old slipway; retain conservation of Raffeen Creek
2286	Donal Browne	Lands at Pembroke, Passage West, Co Cork	Proposed redesignation of significant part of a designated open space (Passage West O-02) zoning for residential use, on grounds that owners had always intended to develop it; original small-holing use no longer viable; previous refusal of outline permission indicated some development would be permitted; decision will have significant impact on owner's family.
2299	Mr Keith Bywater	Re- location of Cork Docklands	Against the re-location and expansion of the Cork Docklands to Monkstown Creek as noted in the Port of Cork Strategic Development Plan. These objectives conflict with the natural environment and promotion of tourism and recreation objectives as set out in the Draft Development Plan. Objection to the development and construction of the new dock and its subsequent operation.
2335	Mr Dermot J. Twomey	Proposed Access Rd and Residential Zoning at Lackaroe, Glenbrook	Emissions from the chemical plants are considered harmful to the local residents Claims that residential zoning and proposed access road (presumably Passage West R-08 and U-02) are senseless and absurd, excluding any consideration of public cost..
2392	Mr Daniel O'Connell	Lands at The Glen, Glenbrook	The submission refers to objective U-03 in Map 25-1 which proposes a right of way over lands in 'the glen'. The submitter objects to U-03 because he claims he is the owner of the land and does not want the public on his lands.
2405	Passage West Area Development	Issues relating to Passage West	This submission basically requires a more detailed analysis of Passage West. A new town centre plan is to be drawn up which will deal with Compulsory Purchase Orders for buildings and upgrading of internal roadways and traffic management.

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
2419	Mr Donal O'Brien	Issues regarding Passage West & Rochestown	This submission queries the overall demographic projections for the area and also the various implications of this growth, such as traffic generation and greenbelt erosion. It is noted that there is too much zoning in Passage West in relation to inadequate existing infrastructure and local amenities.
2470	Ms Mary Kenneally	Request for change of zoning	Proposes zoning of lands around historic building on Draft Record of Protected structures zoned for low density residential development on grounds that it would leave the site the only privately owned unzoned riverside site between Passage and Ho Island; planning permission has been granted for development of all the surrounding lands; development would help to fund maintenance and restoration of the historic house and its gardens; site has adequate accesses; site has two buildings proposed for rebuilding for residential use.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 31) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2531	Lisa & Patrick Healy	Lands between Passage West GAA Club and Avondale	Concerned regarding to zone the above lands (Not clear which site is referred to, most probably R-06). Clarification sought: on type of housing proposed (i.e. public or private); meaning of medium density; where proposed access point is for future development. Objection to access being provided through Avondale Estate.
2592	Stephen Hyde Partnership	Map adjustments to be made to Passage West-Monkstown Area	Proposes re-zoning of part of land currently identified as open space (passage West O-05), on the basis that planning permission (development not specified) has recently been granted for the site .
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's.

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
			<p>Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2644	Mr David Heffernan	Issues in relation to Passage West, Co Cork	<p>Submission apparently in relation to Passage West R-06. While recognizing likelihood of eventual development, concerned about its suitability for high density development on grounds that lack of footpaths, street lighting, public transport and amenities for children makes area unsuitable for major increase in houses; and how the site may be accessed. Objects to any increase in size or traffic for existing estate road on grounds of number of children in area.</p>
2645	Mr Liam Begley	Issues in relation to Passage West, Co Cork	<p>Submission from residents' association objecting to any access to zoned site Passage West R-06 being taken through existing housing estate, on grounds of dramatic increase in traffic resulting and preponderance of households with young children on the estate. Stresses likely strong reaction to such a proposal, and the need for concerns to be taken into account before any decision.</p>
2646	Mr Kieran Harrington	Issues in relation to Passage West, Co Cork	<p>Major concern expressed regarding the access to zoned residential development. This submission appears to relate to Passage West R-06, and presumably the concern relates to the possibility of the existing estate road being used to access the zoned site.</p>
2648	Mr Gerry Brett	Issues relating to RO6 Passage West, Co Cork	<p>Strong objection to access for residential zoning Passage West R-06 being taken through existing residential area, on grounds that this will change existing cul de sacs into thoroughfares; endanger the lives of all children on the estate as it it passess a recreation area; and traffic calming measures could not be relied upon to remedy the situation.</p>
2649	Mr Eddy Higgins	Issues in relation to Passage West, Co Cork	<p>Requests clarification of density and access of zoned housing site Passage West R-06. Implied concern over density and access.</p>

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
2668	Mr Sean Murphy	Observations at Passage West, Glenbrook & Monkstown, Co Cork	<p>Suggests recent proposals for Passage West dockyard welcomed by most in area, and urban renewal designation should be extended to facilitate development delayed by Seveso (hazard) considerations.</p> <p>Serious infrastructural problems need addressing, including grossly inadequate parking harming businesses and causing congestion; roads in deplorable condition; need for road and riverside footpath lighting upgrading; recently erected handrail to riverside walk is unsafe.</p> <p>Zoning of over 30 acres of land for housing, promised relocation of a school, and construction of a link road (presumably Passage West U-02), will put further pressure on already unsuitable roads .</p> <p>Link road will be used as a rat run to avoid town centre congestion. Improvement of roads in Maulbaun, Church Hill and Meadows area should be precondition of residential development and link road.</p>
2707	Residents of Pembroke Woods	Objections on behalf of the Residents of Pembroke	<p>Expresses concern, on behalf of residents of a housing estate, about pressure for commercial development in residential areas, referring to Retail Planning Guidelines, desirability of concentrating investment in town centre. Suggests specific wording for a revised objective Passage West R-02 and new objective Passage West R-13, precluding most commercial or mixed use development from areas zoned residential.</p>
2713	Howard Holdings	Lands at Passage West, Co Cork	<p>Proposes residential use of a site of 1.1ha at Passage West, formerly Convent Schools and identified as Educational/Institutional/Civic in the Draft Plan. School is closed and there is no longer a requirement in the town. Reference is made to National Spatial Strategy, Residential Density Guidelines, 1996 Development Plan and Draft Plan. The key grounds for the submission are most natural location for expansion of the town; proposed development addresses Development Plan objectives including expanding the range and location of residential developemnts and protecting and and promoting existing settlements; will satisfy market demand; will sustain this community; will curtail pressure for ribbon development; and site accessible to multi transport modes.</p>
2770	Dwyer Family	Lands at Carrigmahon, Monkstown	<p>Proposes zoning for very low density residential development of site c2 ha currently identified as part of site for open space (Passage West O-05), on grounds that it would provide for the management and conservation of trees on the site; provide an extension of the proposed amenity walkway (Passage West U-04) which would link two existing paths; would provide high quality residential environment close to existing public transport network; need to stimulate growth of Passage West which has lagged behind pace of growth</p>

Land Use Zoning Submissions: Passage West

No.	Submitter	Submission Title	Summary
2790	Grattan Roberts	Lands at Maulbaun, Passage West	<p>around the City; provision of walkway extension/link would enhance tourism and recreational assets of locality; sustainable, because of proximity to bus routes, existing sewerage infrastructure, shops and services, and sports facilities; consistency with strategic function of town identified in various plans</p> <p>Proposes zoning for low density residential development on grounds of urgent need for housing in region; housing on site will assist the achievement of the objectives of the Cork Area Strategic Plan which direct new housing primarily into larger settlements; there is a current proposal for just four houses on the site; low density would maintain generally open appearance viewed from outside.</p>
2813	Mrs. Mary Aherne	Lands at Passage West, Co. Cork	<p>Proposes land currently identified as green belt A1 should be zoned for commercial uses such as shops, pharmacy, public house, and for an access road, all to serve nearby housing development. If commercial uses unacceptable, site should be zoned for housing and road. Adjacent housing zonings should also be amended to show relief road.</p>
2854	Various	Objections to Rafeen Creek & Oyster Bank	<p>Over 1000 copies of a form letter were received by the Planning Policy Unit which raise concern over any development, as a result of the proposed relocation and expansion of Cork Docklands, impinging on Monkstown Creek and the vicinity of the Oyster Bank. The letters argue that this development would conflict with draft objectives ENV2-1, ENV2-2, ENV 2-3, ENV2-5 AND ENV 3-5 and that the development is not conducive to the improvement and increase of leisure and recreational activities nor does it encourage tourism in the harbour area.</p>
2858	Mr Donal Brown	Lands at Passage West	<p>Request to zone land for residential development. Site is on a ridge over looking Pembroke Woods. Land is currently zoned as Open Space O-02, open space and amenity. No supporting information is provided.</p>

26 Ringaskiddy

26.1 The issues raised in relation to the zoning objectives for Ringaskiddy arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Carrigaline and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Carrigaline Court Hotel on Tuesday 19th March 2002. In addition, the Councils' Electoral Area Committee met on Friday 12th April 2002. Together, the following issues are raised in relation to the town:

<u>Ringaskiddy</u>		<u>Response</u>
A	Should new housing be encouraged in Ringaskiddy?	Ringaskiddy is a strategic industrial location. Its port facilities and harbour frontage make it of regional and national importance. Many of the existing industries and those likely to be attracted there in the future may involve hazardous installations. Encouraging further large scale housing here may threaten the ability of this location to accommodate important industrial development in the future.
B	Should land be specifically reserved for port or harbour related uses?	The port at Ringaskiddy is of national importance and is recognised as such in the Cork Area Strategic Plan. It therefore makes sense to reserve the land most closely related to it for uses that require port facilities. Other land is suitable for industry requiring large scale water supplies and this should also be reserved for that purpose.
C	Does the Draft Plan provide an adequate supply of land for new housing?	The Draft Plan provides two sites that are the subject of specific zoning objectives for residential development. This site can accommodate about 200 new dwellings.
D	Has adequate provision been made for industrial development?	The Draft Plan provides 11 sites that are the subject of specific zoning objectives for industrial development. These sites measure approximately 350 hectares, are in a range of locations and have the potential to attract a variety of industrial type uses.
E	Is sufficient land zoned for recreational use?	Lands in the private ownership of sports clubs continue to be zoned for active recreational use while additional lands currently zoned as agriculture within the development boundary should be considered for zoning as open space for passive recreation and/or agricultural use.

Ringaskiddy	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Is there adequate lands zoned for existing enterprises to expand within the vicinity of their existing operations?	In Ringaskiddy, while there is adequate land zoned for industrial use, existing enterprises do not always have scope to expand adjacent to their parent plant. Consideration should be given to a re-ordering of uses within the lands owned by such enterprises to maximise the opportunities for expansion while protecting the other uses in the area.

26.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for Ringaskiddy. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
2117	Olan & Sheila Kelleher	Rezoning at Strawhall, Monkstown	Proposal relates to 100 acres which is currently designmated as greenbelt (mainly A2, partly A3) and requests that the land be zoned for residential development. States that eastern proportion could grow into a larger settlement, upper slopes could be recreational uses, and middle section low density in-depth housing, perhaps A3 or similar. Grounds given for this change include that the land is serviceable and adjacent to a village, and therefore consistent with Variation of the 1996 Development Plan which made development boundaries flexible rather than mandatory; site is distant from any Seveso [hazard notification] site; site adjacent to main road roundabout and has extensive road frontage.
2183	Mr. Daniel O' Connell	Lands at Shanbally, Ringaskiddy, Co. Cork	Argues that the land is uneconomic for agricultural use, and therefore will become derelict and harm local amenity. Supports plan proposals to form a buffer between industrial and residential land. Considers that this land could both contribute to this objective and be developed, possibly through a mix of services, light commercial, amenity and other uses.
2214	Mr. Kevin Hanley	Rezoning of lands at Rafeen, Monkstown, Co. Cork	Wishes land to be zoned A3 to facilitate development of houses for children. Points out adjoining land uses are a golf course and quarry, and owner has lived in area all life.
2215	Hibernian A.F.C.	Objection to bypass, Shanbally, Ringaskiddy	Objection by Hibernian A.F.C. in relation to road proposal at Shanbally, Ringaskiddy as the proposed route goes through the clubs grounds.
2319	Mr Pat Tuohy	Request for zoning at Shanbally, Ringaskiddy	Proposes residential zoning of land currently identified as existing agriculture on grounds of suitable location for housing - between industrial zoning and existing sports ground and housing, with good facilities nearby, and

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
2323	Mr Kevin Hanley	Objection to proposed road	readily serviceable; adjacent sports pitches zoned for housing will not be developed; ample sports provision in the locality; will not affect proposed bypass; writers children will be lose their inheritance and be forced to live elsewhere if request not granted; would provide homes near jobs and hence transport burdens; Objects to proposed access road to bypass, on the grounds it bisects the land which he intends to develop as housing for his son and daughter.
2339	Burns Family	Monkstown Creek & Oyster Bank objection	This submission contains a number of letters of objection to the proposed Port development at the ADM jetty and Oyster Bank. This submission notes that the proposed Port of Cork development is inconsistent with a number of environmental specific objectives - including - ENV 2-1, 2-2, 2-3, 2-5 and 3-5 and it is also inconsistent with the proper planning and development of the area.
2360	Pfizer Ireland Pharmaceuticals	Request for Special Local Area Plans for Ringaskiddy & Shanbally	Supports the comments in relation to the need to address the enhancement and development of Ringaskiddy. Request by Pfizer Ireland Pharmaceuticals to be involved in the consultation of the local area plan for the Ringaskiddy and Shanbally areas. Also, request that the draft plan includes two Special Local Area Plans (1) Rafeen, Upper and Lower Shanbally and Coolmore Cross Roads. (2) The second encompasses the village of Ringaskiddy and the area adjacent to Ringaskiddy National School.
2397	Monkstown Amenity Assco	Development of Rafeen Creek	The submison is lodging an objection to Monkstown Bay and Rafeen Creek development by Port of Cork Harbour Commissioners and supports the submission of the Passage West Town Council.
2400	Pfizer Ireland Pharmaceuticals	Development in Ringaskiddy	A detailed submission by a pharmaceutical company, supporting the objective of ensuring that sufficient suitable land is made available for large scale industry including the pharmaceutical sector in Ringaskiddy, but arguing that the existing zonings are inadequate for this. It also stresses the importance of being in a position to offer certainty of availability readily developable land in the competition with other localities for new investment and projects. Existing zonings, it is argued, are variously constrained in their potential for process industry uses by topography and landscape sensitivity; fractured patterns of ownership; divided into small usable areas by utility wayleaves, etc. Proposes zoning for industry two parcels of land already in ownership of the company, including parts of that currently used for agricultural, amenity and recreational uses. The submission is at pains to stress that it is committed to continuing to provide amenity/recreation uses, and believes that the site can be reorganised to facilitate industrial

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
			<p>expansion without a significant reduction in recreational open space. Some of this recreational space would be relocated so that it provides a buffer between the proposed industrial development and housing at Shanbally, and screening from the road and other locations.</p> <p>The submission goes on to say that the company envisages developing a range of facilities, including offices, laboratories, warehouses, primary and secondary manufacturing, associated facilities and infrastructure.</p>
2425	Mark & Una Newenham	Lands at Coolmore, Carrigaline	Submission asks that lands at Coolmore, Carrigaline, currently designated as greenbelt, be zoned for industrial development on grounds that: The new road U-02 bisects the property and isolates the site from the main body of the farm
2432	Mr Mark Elms	Objecting to Monkstown Bay & Rafeen Creek	The submission lodges an objection to Monkstown Bay and Rafeen Creek development by Port of Cork Harbour Commissioners on the grounds that: it will destroy the natural foreshore; it will result in environmental pollution; the documentation submitted is deceptive; the commercial traffic is prejudicing the use of the harbour for recreational purposes.
2487	Ringaskiddy & District Residents Assoc	Observation on Draft Plan	<p>Detailed submission from residents association. Regarding overall zoning approach suggests that no further heavy/hazardous industry is allowed, in order to create a more acceptable environment for local residents; existing shoreline should be protected as an amenity for further residents; playing field should be provided close to Ringaskiddy village.</p> <p>Detailed comments on specific zoning objectives I-01, I-02, I-03, I-04, I-05, I-06, I-07, I-08, I-09, I-10, I-11, mainly seeking further buffer planting; protection of Martello Tower and amenity areas such as shore and walks; changes to more environmentally friendly industries; particular siting of playing pitch provision, etc.</p>
2488	Mr Paul Hogan	Request for mixed zoning at Raheens, Carrigaline	Proposes land currently identified as 'Established Areas - Primarily Residential' be have 'open zoning to allow any of industrial, commercial and residential, on grounds that the site already has parts of all three; has previous zoning for these three uses; adjoining properties and general area rezoned to the benefit of multi-nationals at expense of local community; owner will be affected by future development of area so should obtain benefit of this.
2489	Hibernian AFC	Objection to bypass road, Shanbally, Ringaskiddy	Submission from soccer club, passed on and endorsed by residents association. Objects to one of the option for a new road on the

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
2490	Mr. Paul Hogan	In relation to zoning proposals on Ringaskiddy	<p>grounds that it will bisect their lands; the local road which the route follows is one used by local youngsters use to avoid heavy traffic in reaching the site; the club has already had to move once and re-establish itself in order to accommodate industrial development; the local area has lost many amenities, and has few remaining recreational facilities so these should be protected.</p> <p>Expresses concern regarding absence of mention by the plan of loss of natural resources; building road through soccer pitch; loss of Ringaskiddy Pier; no access to remaining beach facilities and no proposals to upgrade these; roads dividing community; loss of passing trade to local businesses, and loss to community on their closure; this is last chance to minimise damage to area and harbour generally; Carrigaline more suitable location for factories; cost of water pipeline would be small price to protect landscape; World's second best natural harbour not suitable site for industry; recognises balancing act involved but planners should not listen exclusively to powerful and affluent; children of future have no voice; there should be moratorium on further development of Ringaskiddy until some amenities are full implemented, long term contingencies (i.e. pull-out of chemical industry) are addressed, provision of bond or similar against decommissioning costs; short-termism and lack of co-operation, etc., found by research to be causes of slow industrial growth plainly evident here.</p>
2555	Novartis	Issues relating to Ringaskiddy	<p>Expresses concern over limited consultation and potential constraints on further development of their industrially designated land arising from scenic landscape designation of parts of it.</p> <p>Welcomes provision of a new road into Ringaskiddy, but concerned that one of the routes identified unnecessarily encroaches on their site. Wishes to be further consulted on the routeing of the road, and requests a meeting to discuss submission issues.</p>
2568	Mr Roland Newenham	Issues relating to new By-pass road in Ringaskiddy	<p>Objection to the southern alternative route for the proposed road Ringaskiddy U-02 on grounds that the middle alternative route is the more logical line directly through industrial lands, and that the southern route will require considerable expense; substantial infill because part of land is below sea level; substantial excavation further along the route where the land is high; differences in level between the road and adjacent lands would render the latter inoperable and therefore of no value.</p>
2654	Mr Jerh Walsh	lands at Ringaskiddy	<p>Objection to proposed route (U02) as it traverses farm</p>
2681	Howard Holding Plc	Lands at Ringaskiddy, Co Cork	<p>Submission refers to a plot of land (located</p>

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
			next to I-03) zoned as established agriculture in the Draft Plan. Requests the land be rezoned for industry / enterprise with a specific objective to cater for office based industry. Refers to complex planning history and detailed site layout / design information is provided. It is felt that the zoning of established agriculture is not appropriate due to its location and topography.
2686	Mr Donal O'Donvan	Lands at Ringaskiddy	Proposes zoning for development of student accommodation of land identified as existing open space in Draft Plan, on grounds that such accommodation will be necessary to service maritime college which is planned to have 750 students, and this would help alleviate traffic in the Lower Harbour area.
2714	The Port of Cork Company	Comments on the Development Plan	Port of Cork is in general agreement with most of the objectives as outlined in the Draft Plan - SPL 1-4, ECO 1-2, 1-3, ECO 2-3, RCI 2-4. Requests rewording of some objectives - INF 1-4 to identify the need to provide an efficient transport and particularly road network. Support the main thrust of this chapter 7,- however developments by the Port of Cork in industrial areas of the harour may effect marginal sites of ecological sites of ecological interest. Suggests, therefore, that it would be the policy of the Council to allow such development in these areas, should suitable ecological compensation be provided within Cork Harbour to the agreement of Dúchas. Request also made in relation to settlements 15 (Glanmire-Riverstown) and 26 (Ringaskiddy) - re wording and zoning.
2734	IDA Ireland / Glaxo Smithline Beecham (Cork) Ltd	Proposed NHA at Currabinny, Carrigaline. Sub from Glaxo Smithkline Beecham (Cork) Ltd	A detailed submission objecting to Natural Heritage Area (NHA) designation, on the grounds that this will impede industrial development by major employer (Glaxo SmithKline); the plant is undergoing continuous expansion and further adjacent land will be required; site is landlocked by NHA; designation process contrary to natural justice/due process; lands are not designated as NHA so should not appear in plan as such; designation may affect future grant aid.
2768	Fleming Construction Ltd	Lands at Loughbeg, Ringaskiddy	Detailed submission proposing zoning for student accommodation (medium/high density residential) of land identified in draft plan as part existing agriculture, part industry, and part new by-pass route. Grounds put forward include agriculture portion of site effectively de-zoned compared to previous plan; draft plan makes no reference to proposed maritime college and makes no provision for housing the 750 students expected; student housing on this site would integrate college and local community and address sustainability issues and Residential Density Guidelines; need for broader housing mix in Ringaskiddy to meet Joint Housing Strategy; influx of new residents would help support local services; new by-pass would facilitate traffic generated; new

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
2786	Fred Gilroy	Lands at Currabinny,	<p>by-pass will effectively be the buffer between industry and housing; site is within walking distance of maritime college and hence would reduce peak hours traffic problems; already adequate public open space in vicinity; site has no recreational, amenity, sports or agricultural value; potential of industrially zoned portion of the site severely limited by by-pass reservation and infrastructure wayleaves; integrated approach to development required; strict segregation of uses pursued by previous plans has not yielded results for Ringaskiddy.</p> <p>Proposes marina, yacht and country club on Curraghabinny shore opposite Crosshaven, on grounds that outstanding resource of the area could contribute much more to economic and leisure resources of the Cork region; would assist competitiveness of Cork area in attracting and holding flagship development; is an extension of an existing use, and hence would not set a precedent for further development; existing pontoon jetty at site in use for 7 years without problems; 1996 plan recognised importance of Cork Harbour to tourism and recreation, but unrealistically sought to limit marina development around Crosshaven; 1996 Plan's suggestion of marina development at Ballinacurra, Middleton not feasible because of limited depth, drying out, and remoteness from sea.; yachting is fast growing leisure activity in Cork area, but now waiting lists for berths in harbour; severe strain on water based facilities in Crosshaven area; existing moorings in Owenboy River inefficient use of space, untidy, and inconvenient; 1996 Plan envisages further marina development in Crosshaven, but prescribed geographic limit makes this difficult; scenic importance of area recognised, and development will be below skyline and well landscaped; development could fund improvement of road to Curraghabinny, to the benefit of residents and visitors; etc.</p> <p>Recognises intention to consider area as part of local area plan programme, but suggests that the Crosshaven/Currabinny area warrants a special local area plan to assess capability of area to achieve its full potential for water-based leisure and as residential and holiday settlement.</p>
2815	Mr Will Ahern	Lands at Raheens/ Shanbally, Co Cork	<p>Proposes re-zoning land identified as agricultural in the Draft Plan as residential, on the grounds that it is unwise to have agricultural or sports/amenity land adjacent of a proposed national route, and sports activities are too dangerous in such a location.</p> <p>Also proposes deleting current residential zoning nearby in order to retain playing pitches.</p> <p>Refers in non-specific way to previous submission (No. 00472).</p>

Land Use Zoning Submissions: Ringaskiddy

No.	Submitter	Submission Title	Summary
2921	Port Of Cork	Comments on the Development Plan, (see 2714) 2714)	Proposed reclamation of sea and construction of new terminal for containers

27 Schull

27.1 The issues raised in relation to the zoning objectives for Skibbereen arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Schull and at Public Libraries from 20th February to 30th April and at an exhibition held in the O'Donovan's Hotel, Clonakilty on Thursday 21st March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

<u>Schull</u>		<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Growth projections for Schull town itself are in order of fifty additional households in the life of the plan but nevertheless the Draft Plan provides four sites that are the subject of specific zoning objectives for residential development. The Draft Plan provides eight sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 436 new dwellings. This is considered sufficient for the development needs of the town over the plan period.
B	Does the plan provide sufficient industrial land to meet the needs of the fishing/port industry?	Site I-02 (1.0 ha) is the subject of a specific zoning objective for port related industry with provision for parking and a local relief road. This site adjoins the pier and is the only possibility for the provision of port-related industrial buildings in its vicinity. An adjoining area to the west is zoned for housing. Concern has been expressed that the owner of both areas wants to develop the entire site for sheltered housing which will deprive the local fishing industry of the preferred option for new development for their industry.
C	Does the Draft Plan provide sufficient land for the development of tourist accommodation?	Site C-03 is the subject of a specific zoning objective for Hotel development. The site is within walking distance of the town centre and enjoys open views across the harbour. However, the Draft Plan does not make any site-specific provision for other forms of tourist accommodation. The maintenance of a healthy tourist industry is of national importance and, therefore, given the international destination appeal of Schull, consideration should be given to the provision of land for development for other forms of tourist accommodation perhaps by re-examining some of the existing residential designations.

27.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Schull. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Schull

No.	Submitter	Submission Title	Summary
2002	Kilmoe Union of Parishes	Lands for sheltered housing scheme in Schull	Submission relates to 1.5 ha lands owned by Church of Ireland in Schull between Colla Road and Pier. The top end of the site (on Colla Road) is 0.5ha and is identified as R-07 Medium Density residential development, the remainder is I-02 -'Port Related Industry'. The key points from the submission are: a) they have no intention of selling the land, b) they wish to use R-07 to build a Rectory at some time in the future, c) they wish to use I-02 to build a sheltered housing scheme for 24-26 houses for the elderly, d) they understand that church land cannot be subject to a compulsory purchase order, except for utility provision.
2043	Mr Bernard Bray	Zoning for housing in Schull	Land is owned by County Council No objection to petrol station zoning but wants rest of land zoned for residential
2257	Select Vestry	Church of Ireland lands at Schull, Co Cork	This submission requests the provision of a Sheltered Housing Project and also a new rectory on this site (I-02 in Schull). Request that the proposed zoning in the Draft Plan (I-02) is changed to accommodate such provision as outlined in the Healthcare Facilities section in Chapter 6 of the Draft Plan.
2544	Mr. Danjoe Cotter	Lands at Schull, Co. Cork	This submission is a request for advice on what kind of development might be acceptable on certain land at Coosheen, Schull. No map
2629	An Taisce, Corcaigh	Observation to Plan	This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted. There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements. An Taisce have three main requests in relation to the Natural Environment: 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more); 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision to protect archaeological sites that area not yet in the RMP. was supplied with the submission.

28 Skibbereen Environs

28.1 The issues raised in relation to the zoning objectives for Skibbereen arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Skibbereen and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Skibbereen Heritage Centre on Wednesday 20th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 3rd April 2002. Together, the following issues are raised in relation to the town:

<u>Skibbereen Environs</u>		<u>Response</u>
	A Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	Skibbereen Town Council are the Planning Authority for an extensive area around the town centre that has accommodated significant areas of new development in recent years. The County Council's area is generally remote from the town centre and therefore it is anticipated that that it will be more appropriate to accommodate most of the town's development needs in the immediate future in the Town Council's area.
	B Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in the town from 2001 to the end of the plan period is 150. To accommodate this growth, the Draft Plan, provides four sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 324 new dwellings. This is considered sufficient for the development needs of the town over the plan period, bearing in mind the availability of additional land within the Town Council.
	C Does the Draft Plan provide sufficient land for the development of tourist accommodation and tourist facilities?	The preferred location for such development is close to the town centre, within the Town Council's area. Other locations may be considered for other forms of tourist accommodation but they should generally be well related to the town centre and with short pedestrian links to the town are therefore more likely to be in the Town Council's area. Therefore, the Draft Plan does not make any site-specific provision for tourist accommodation in the County area.

<u>Skibbereen Environs</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
D	Does the plan make adequate provision for industrial/enterprise and commercial development?	One site has been zoned for industrial development to the north east of the town, close to the Town Council boundary; this will accommodate industrial estate type development. Because Skibbereen has a large Town Council area it should not be necessary to zone any additional land for industrial development outside the town. However, consideration should be given to the identification of an appropriate site for enterprise development. Until the Councils Joint Retail Strategy is approved, it is considered premature to make substantial new provision for retail and commercial development outside existing or proposed town and neighbourhood centres.

28.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Skibbereen. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Skibbereen Environs

No.	Submitter	Submission Title	Summary
2149	CMDO Developments Ltd	Lands at Smorane/Gortnaclohy Co Cork	Site is ideally located for a enterprise park, having high visibility and good access All services can be made available on site. Site is 28 acres in area, and the objective is to generate employment to the area Site encloses local ESB sub station.
2201	Ms. Ann O' Donovan	Lands at Curragh, Skibbereen, Co. Cork	Submission requests that land be zoned for affordable housing.
2243	Mr & Mrs O' Driscoll	Rezoning of lands at Coronea, Skibbereen,	Request residential zoning with approx 8.5 acres for housing and 4 acres for a treatment plant and the remainder of the site as a "Green Area" buffer between the Housing and the treatment plant
2409	Ms Margaret Minehane	Lands at Curragh, Skibbereen	Request land in question be zoned for residential and light commercial . In line with pre draft submission (ref. 01107SK).
2424	Mrs Sheila Morris	Request for zoning at Schull Rd Skibbereen	Submission relates to 30 acres of land adjacent to the western boundary of the Skibbereen Town Council boundary; Surrounded by other housing developments; Sick and tired of being asked for building sites.
2451	Bernard, Gerald, Tom O'Brien	Residential zoning at Skibbereen	Previous submission has resulted in a zoning of land R-02 but it is not enough. Only, 3.8ha zoned instead of 7.5 ha. Needs to zone the land all the way to the Town Council boundary Need to increase the density or increase the size of the zoning to make better use of the
2583	Mr Liam O'Driscoll	Zoning of lands at Skibbereen	Request that lands be rezoned for

Land Use Zoning Submissions: Skibbereen Environs

No.	Submitter	Submission Title	Summary
2629	An Taisce, Corcaigh	Observation to Plan	<p>development.</p> <p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2712	Ms Carol Lynch	Lands at Lcknaar, Skibbereen, Co Cork	<p>Adjoining golf course and soccer pitch are recreational activities that would support the development of a tourist facility in the area. Market research has indicated that West Cork needs this kind of development - Cork Kerry Tourism. Site is well able to be serviced for both foul and surface water and an adequate road access point. A mix of leisure uses and tourist uses will assist in promoting sustainable development in the town and environs as well as filling a gap in the provision of adequate tourist facilities in the area.</p>
2752	Liss Ard	Lands at Liss Ard Russagh, Skibbereen	<p>Request for land to the south of Skibbereen by Lough Abisdealy to be zoned for open space, sports, recreation and tourism. The specific proposal is for commercial tourism with the option for the development of a hotel, low density high quality holiday homes and associated tourism facilities.</p>
2853	Tesco Ireland Ltd	Issues relating to Retail	<p>Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows:</p> <p>Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to</p>

Land Use Zoning Submissions: Skibbereen Environs

No.	Submitter	Submission Title	Summary
			enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to
2933	Cork County VEC	issues relating to Skibbereen (part of 2666)	County Cork Voluntary Education Committee states that there is a possibility of rationalisation of post-primary school provision in Skibbereen, which presently has three post-primary schools.

29 Tower

29.1 The issues raised in relation to the zoning objectives for Tower arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Blarney and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in Christy's Hotel, Blarney on Friday 22nd March 2002. In addition, the Councils' Electoral Area Committee met on Tuesday 23rd April 2002. Together, the following issues are raised in relation to the town:

<u>Tower</u>		<u>Response</u>
A	Does the Draft Plan provide an adequate supply of land for new housing?	Under optimistic growth conditions, the maximum number of new households expected in the area over the plan period is 117. The Draft Plan provides seven sites that are the subject of specific zoning objectives for residential development (see Chapter 29, Volume 3). These sites together can accommodate about 625 new dwellings. This is considered sufficient for the development needs of the area over the plan period.
B	Is the protected structure, "the Hydro" a suitable location for a hotel and residential development with medical centre and sheltered housing?	The hydro is located in an area zoned as A1 green belt and scenic landscape in the draft plan. A small portion of the site is zoned R-03 which "low density residential development, possible associated tourism uses." Site R-03 was zoned in the 1996 CDP and was intended to facilitate the development of the hydro as a tourist venture. The green belt and scenic landscape designations are important to this site in order to maintain its setting and open landscape character but they should not prevent the restoration and sensitive development of certain parts of the site for tourist and associated appropriate uses.
C	Does the Draft Plan provide adequate protection for the landscape setting of the town?	In the main, the specific zoning objectives in the draft plan avoid proposing new development on land forming the steeply sloping valley sides or on the ridges above the town. Recognised areas of Scenic Landscape are also avoided. . In addition the Draft Plan proposes an extension to the Green Belt to encompass Tower, which will help in preserving the distinctiveness and attractiveness of the town.
D	Is there sufficient provision for playing pitches in Tower? Should zoning O-02 be changed to residential?	One site is zoned for playing pitches (O-02) on the eastern edge of Tower while provision is also made for an amenity area south of the river, O-01. There is sufficient land zoned for residential use in Tower without rezoning of open space lands.

Tower	Summary of Issue Raised	Response
E	Is access to R-06 suitable?	It is possible to access R-06 from the existing housing estate to the west where an access point to these lands is available.
F	Should site E-02 be retained for Educational, Institutional or Civic use?	The site is located in the very centre of Tower and as such is the most suitable location for this type of use.
G	Is additional car parking required for Cloghroe School?	Set down and collection at the school should be part of a traffic management scheme and parking across the road may be considered, as part of that scheme, possibly on the Council's sewage treatment plant site.

29.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Tower. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Tower

No.	Submitter	Submission Title	Summary
2109	D & J Builders Ltd	Rezoning of lands Coolflugh, Tower, Co. Cork	To support of a zoning request the submission quotes development plan showing potential for future expansion (para. 29.1.2) and claims that most of other residential zonings are unavailable. No real proposal but 27 acres will sustain 400 units at medium density
2120	Mr Willie O'Connell	zoning lands at Dromasmole, Blarney	Applicant requests that site be zoned for residential development in the form of infill sites at very low density. The agent states that other sites zoned for residential development are not viable. The proposed site is adjacent to Tower development boundary
2225	Coleman Bros Ltd	Zoning request at St Ann's Hydro, Blarney	Zoning is sought to facilitate the development of an hotel, sheltered housing, a medical centre and residential development. Drainage and water supplies are available. A pre-draft submission was received on this site (ref.
2365	Ann Roper	Lands at Cloghphilip, St Annes Hill, Cork	Submission requests that this 12 hectare site be zoned for residential development. Much of the land is serviced and access is established by the existing road network.
2468	Mr Michael Daly	Request for residential zoning at Tower, Blarney	Constant demand for houses to live in the area. Services are available as it is adjacent to the existing residential area in Tower
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2

Land Use Zoning Submissions: Tower

No.	Submitter	Submission Title	Summary
			<p>of the Draft Plan.</p> <p>Particular areas and specific zonings (Volume 3I) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it.</p> <p>Suggested re-wording in relation to</p>
2614	Mr William Hennessy	Rezoning of lands at Coolflugh & Dromin, Blarney	Proposed residential zoning. The owner of this land sold the balance of his holding in this area for development in 1995. Taxation, farming conditions and the purchase of a farm for a family member near Mallow are now causing financial difficulties.
2765	Blarney Castle Estate	Lands at Boolypatrick, Tower	Proposes rezoning for residential development of land straddling the development boundary, part of which is identified as existing open space, and part A1 green belt. Suggests that the woodland setting can be preserved in the overall development of the land; will facilitate accommodation of growth predicted by Cork Area Strategic Plan and Housing Strategy; would consolidate and round off development in Tower; future development of bus, train and cycle links, etc. will reduce the site's reliance on car transport; scenic landscape designation not a basis for precluding development; designation of part of site as open space will sterilise it without benefits to public; land is serviceable; etc.

30 Whitegate & Aghada

30.1 The issues raised in relation to the zoning objectives for Whitegate & Aghada arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Midleton and at Public Libraries from 20th February to 30th April and at an exhibition about the plan held in the Midleton Park Hotel on Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 27th March 2002. Together, the following issues are raised in relation to the town:

<u>Whitegate</u>		<u>Response</u>
A	Should new housing be encouraged in Whitegate?	Whitegate is a strategic industrial location. Its port facilities and harbour location make it of regional and national importance. Encouraging further large scale housing here may threaten the ability of this location to accommodate important industrial development in the future.
B	Does the Draft Plan provide an adequate supply of land for new housing?	The overall strategy aims to consolidate the Whitegate/Aghada Industrial and harbour related roles within their sensitive coastal setting with only limited expansion of residential uses. The Draft Plan provides thirteen sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 1257 new dwellings. Considering the overall strategy, this is deemed sufficient for the development needs of the town over the plan period.
C	Should R-13 be removed due to its proximity to a Seveso Site?	It might be prudent to remove the residential zoning from this area. The inclusion of this site for residential development might compromise the objectives to prevent major accident contained in ECO 2-6 to 2-8 and Seveso II directive. Further investigation will be given to this particular site.
D	Is it necessary to maintain U-02 as a service corridor? What should it be zoned for?	It may not be necessary to continue reserving this as a service corridor. Consideration will be given to removing it and carrying out any appropriate changes to the zoning of the land.
E	Is the scenic landscape designation an impediment to the existing or future industrial undertakings?	Whitegate/Aghada is a key industrial area for the county as a whole. The need to secure industrial development here is of national importance. Scenic landscape designations do not prevent development, but it means that special attention will have to be paid to its landscape importance and sensitivity.

<u>Whitegate</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
F	Should lands in ownership of Irish Refining PLC be zoned for open space even if they cannot safely be opened to the public?	Because of the fact that these lands might not be accessible from a safety point of view it might be necessary to change the specific objectives to accommodate the needs of Irish Refining. The zoning of these lands as open space is vital to the landscape setting of Cork Harbour and integrates the industrial enterprise into the landscape. It is considered appropriate that the scenic areas remain within the development boundary for Whitegate and rather than being designated agricultural, consideration should be given to the application of a specific zoning objective to confer a degree of protection from development appropriate to their importance in the landscape.

30.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the Whitegate & Aghada. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Whitegate & Aghada

No.	Submitter	Submission Title	Summary
2026	Mr James Cahill	Request for residential zoning at Whitegate	Submission asks that land that forms part of designation U-02 should be re-zoned as residential because the service corridor has been compromised.
2186	Mr. James Cahill	Lands at Whitegate, Co. Cork	Request for residential zoning in Whitegate Submission asks that land that forms part of designation U-02 should be re-zoned as residential. This is because the service corridor has been compromised.
2189	Irish Refining Plc	Issues relating to Whitegate, Midleton, Co Cork	Submission raises a number of issues relating to Whitegate, as follows: 1) Scenic Landscape designation over the existing refinery and adjacent land (industrial) will create problems in future development of the sites - i.e. open to objection and appeal through Bord Pleanala. 2) Zoning of residential land (R-13) for high density housing so close to a Seveso site is inappropriate. The land should be retained for industrial (non-process uses) 3) The existing sports club and playing pitches is very close to the crude oil tanks farm on Corkbeg Island. There is little land left for expansion of this tank farm so the land should be rezoned for industrial purposes 4) All the open space amenity areas are not open to the public because of security to the refinery. It would be better to rephrase the area to Tree belt with provision for woodland development. 5) Objection to scenic route from Whitegate to Fort Davis which is a private road - should be

Land Use Zoning Submissions: Whitegate & Aghada

No.	Submitter	Submission Title	Summary
			<p>removed from the draft plan. 6) Retain the large area south of Whitegate for industrial use as shown in 1996 Development Plan.</p>
2244	Mrs Theresa Maher	Rezoning of lands at Aghada, Midleton	Request to re-zone lands from agriculture to residential, submission identifies the site as infill development matching the existing neighbouring residential areas.
2269	Mr Terence Day	Lands at Aghada	No written submission made only plan outlining the site. It is assumed that the submission is to rezone from agriculture to
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.
2745	Heritage Developments	Lands at Whitegate	Requests the reinstatement of residential zoning as per 1996 Development Plan for part of a site that has been zoned for Agriculture in the Draft Plan. The site is next to farm land zoned as R-08 at Whitegate Harbour, is the yard for that land, and therefore will no longer be suitable for agricultural use.

31 Youghal Environs

31.1 The issues raised in relation to the zoning objectives for Youghal arise from submissions received under section 12 of the Act, comments made following the display of the Draft Plan in the Council's offices in Youghal and at Public Libraries from 20th February to 30th April and at an exhibition about the plan was held in the Midleton Park Hotel on Wednesday 27th March 2002. In addition, the Councils' Electoral Area Committee met on Wednesday 27th April 2002. Together, the following issues are raised in relation to the town:

<u>Youghal</u>		<u>Response</u>
A	Is there capacity within the Town Council area to accommodate new development that is likely to be needed over the plan period?	Youghal Town Council are the Planning Authority for an extensive area around the town centre that has accommodated significant areas of new development in recent years. Much of this area is steeply sloping and forms an attractive landscape setting for the town. The County Council's area is generally remote from the town centre and therefore it is anticipated that that it will be more appropriate to accommodate most of the town's development needs in the immediate future in the Town Council's area.
B	Does the Draft Plan provide an adequate supply of land for new housing?	Under the most optimistic growth conditions, the maximum number of new households expected in Youghal, from 2001 to the end of the plan period, is 600. Most of this growth will be accommodated within the Town Council's area. In addition, the Draft Plan provides two sites that are the subject of specific zoning objectives for residential development. These sites together can accommodate about 315 new dwellings. This, together with land in the Town Council's area, is considered sufficient for the development needs of the town over the plan period.
C	Should more emphasis be given to the tourist potential of the proposed re-opening of the railway to Youghal?	It is possible that the re-opening of the railway line could generate significant tourist potential for the town. It would be more appropriate to assess this once the outcome of the feasibility study into the re-opening of the line is known.
D	Should additional land be zoned for industrial development to the north of the town?	Substantial provision has been made in the Draft Plan for industrial development to the north of the town. Further provision here is constrained by nature conservation designations to the north and east and rising land to the west.

<u>Youghal</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
E	Would site I-05 be more appropriately zoned for residential development?	Most new residential development in Youghal will take place within the Town Council Area because available sites are relatively close to the town centre. Site I-05 is not close to the town centre and is more suited to industrial development.
F	Should provision be made for a hotel and golf course to the north west of the town?	Such a proposal would be beyond the development boundary proposed for the town and would be assessed in relation to the Draft Plan objectives for the open countryside beyond.

31.2 The following table contains summaries of the principal submissions received under section 12(4) relating to the Draft Plan zoning objectives for the main town of Youghal. The issues raised by these submissions have been included in the summary of the issues for the town that is set out above.

Land Use Zoning Submissions: Youghal

No.	Submitter	Submission Title	Summary
2113	No name supplied	Observation on Draft re maps	Various comments in relation to the mapping in Youghal and Environs area.
2155	Youghal Town Council	Observation on Youghal and Environs-Infrastructure	Three requests made in relation to the Cork -Youghal railway line. 1) Paragraph 5.1.7 'The Cork Area Strategic Plan recognises that the provision of a service to Youghal may be feasible in the longer term'. 2) Objective INF 1-8 (b) after Cork to Midleton railway line 'including a future extension to Youghal' and insert in paragraph (c) after Midleton 'Youghal'. 3) Add new section " 3.1.29 Railway-Re-opening of rail line to Youghal would considerably strengthen the attraction of the town and enhance its tourism potential".
2156	Youghal Town Council	Lands at Foxhole, Youghal	This submission relates to an area of land to the North of Youghal Town, the land is outside the development boundary to the north of I-02. Request that the map be updated to reflect the fact that planning permission has been granted for industrial / commercial use on the
2317	Mr John O'Halloran	Request for zoning at Gortroe, Youghal	The submission requests the zoning of a one hectare field to allow residential development on the site.
2378	Mr. Peter O' Sullivan	Rezoning of lands at Ballyvergan East, Youghal	Request to zone land for residential / recreational use. The submission is based on the sites proximity to the town of Youghal, access to infrastructure, the existing local demand for housing and the fact that the area is part of land already zoned for housing.

Land Use Zoning Submissions: Youghal

No.	Submitter	Submission Title	Summary
2388	Mr John Cunningham	Lands at Knockattigan	Request change from Agriculture to reflect existing residential use, supported by planning permissions.
2389	Mr Michael Farrell	Lands at Parkmountain and Glanaradotia, Youghal	Request to re-zone I-05 from industrial to residential. The submission states that there has been little interest in developing the site for industrial use and suggest that a residential zoning is more appropriate.
2390	Mrs Mgt Farrell	Lands at Clashadonna East	Request for land between the ring road access route and the development boundary to be re-zoned from agriculture to low density residential.
2391	Youghal Shipping & Storage Ltd	Lands at Green Quay, Youghal and Youghal Mudlands	Submission relates to land to the North of Youghal. Request change from established primarily educational / institutional / civic to reflect existing industry/enterprise zoning.
2533	Mr. Noel Walsh	Rezoning of lands at Kilmagner and adjoining townlands, Youghal	Refers to a pre-draft submission (ref.01410) request to zone lands for a Hotel and Golf Course. Lands are separate from Youghal town, to the North West. Request based on the growth of Youghal and the building of the new by-pass. The request also identifies an unmet demand from hotel operators who wish to identify land for hotel / golf course development.
2766	Christoph Giesbrecht	Lands at Muckridge Demesne, Youghal	Relates to lands surrounding Muckridge House North of Youghal, and proposes mixed use development, and a change from the established agriculture designation and a change to the Industry - Enterprise (I-03) designation. Suggests a mixture of uses, including the retention of the industrial zone (with minor change), residential (high & low density) and commercial (non retail), on grounds of the projected growth of Youghal; the need for more residential land to be zoned in the town; the need to include a commercial element to fund the ongoing maintenance of Muckridge House; site accessibility and ease of servicing; etc.
2781	Michael Mullane & Paul White	Lands at Foxhole, Youghal	Request to combine the areas covered by specific objectives C-01 and I-01. The proposal is to zone the land for 'Primary commercial use with specific provision for tourism uses related to the former brickworks and for other non-high street commercial uses with special provision for office based industry.', on the grounds that the Cork Area Strategic Plan and the Draft Plan emphasise the role of Youghal as a serviced based ring town focused on employment led growth, with special recreational, heritage and marine tourism functions.
2799	Mr Seamus Lantry	Lands at Summerfield, Youghal, Co Cork	Request that land be zoned for residential or residential/leisure/commercial use. Site is contiguous to the town development boundary

Land Use Zoning Submissions: Youghal

No.	Submitter	Submission Title	Summary
			to the south of Youghal Town. States that the development would not impact on the Ballyvergan Marsh and a letter is included from Duchas stating that, in principal, they do not object to the proposal. The development is in line with neighbouring development and previous uses on the site.
2934	Cork County VEC	Issues relating to Youghal (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. In Youghal a site has been identified for a community school and has received outline planning permission. It is suggested that the zoning map should be amended to reflect this proposed use.
2935	Youghal Town Council	Lands at Foxhole, Youghal (part of 2156)	Submission from Youghal Town Council (see also ref. 2156). The area is no longer a Candidate Special Area of Conservation after an appeal to Duchas. The zoning maps should be amended accordingly.

Manager's Report to Members

Under Section 12 (4) of the Planning and Development Act 2000

Appendix

**FULL LIST OF SUBMISSIONS AND OBSERVATIONS MADE
ON THE DRAFT PLAN**

**INDEX OF PEOPLE / ORGANISATIONS WHO MADE
SUBMISSIONS / OBSERVATIONS ON THE DRAFT PLAN**

Full List of Submissions and Observations made on the Draft Plan

(received between the 20th February and the 30th April, 2002)

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2001	The Moloney Family	Lands adjacent to the Model Farm Road and the Kilmoney Road	Requests rezoning for residential use on grounds of: past permission for housing; appropriateness of site for residential use; unfairness of site history; alternative site available for the cemetery extension for which this site is zoned.
2002	Kilmoe Union of Parishes	Lands for sheltered housing scheme in Schull	Submission relates to 1.5 ha lands owned by Church of Ireland in Schull between Colla Road and Pier. The top end of the site (on Colla Road) is 0.5ha and is identified as R-07 Medium Density residential development, the remainder is I-02 -'Port Related Industry'. The key points from the submission are: a) they have no intention of selling the land, b) they wish to use R-07 to build a Rectory at some time in the future, c) they wish to use I-02 to build a sheltered housing scheme for 24-26 houses for the elderly, d) they understand that church land cannot be subject to a compulsory purchase order, except for utility provision.
2003	Mr. John Riordan	Proposal for a Sport Complex, 8 no Apartments, 12 Duplex Apartments and A Creche	Requests rezoning on basis of long term intention to develop site, including provision of services, and appropriateness of proposed uses to locality.
2005	Beech Road Residents Association	Proposed Two Walkway Access Points from Beech Road, Muskerry Estate to the proposed housing in adjacent fields.	Submission refers two two walkway access points zoned in the 1996 Development Plan. The residents are opposed to the inclusion of these walkways in both the 1996 Development Plan and the Draft Plan. They want the walkways immediately removed from the Development Plan.
2006	Dromleigh South Residents Assoc.	Objecting to Submissions Nos 1449, 1774 and 1793	Comprehensive objection to a pre-draft submission for housing. On the grounds of destruction of the general amenity area
2007	West Lodge Hotel	Development of Inn Style hotel, Bantry	Want to supplement tourist facilities in Bantry. New hotel will increase the delivery of more tourists to the area and increase employment No mention of tourism in the Bantry area in the draft development plan (except section 3.2.6) Would fit in with existing zoning of office based industry out of town
2008	Southern Health Board	Securing land for health facilities in Carrigaline	Comment from the Health Board pre public exhibition of draft plan. The board are having difficulty in securing land for the development of health facilities. A particular need is highlighted in Carrigaline.
2009	Mr Simon Treacy	Supporting a submission for a housing development in Castletownroche	Issues relating to Mallow Electoral Area - Local Area Plan.
2010	Mr John Horgan	Requesting that the relief road go through their lands, Carrigaline	Proposes that the Carrigaline southern relief road is routed through site, and that the land is re-zoned for housing.

No.	Submitter	Title	Summary
2011	Mr Ronnie Duke	Record of Protected Structures-No 00972	Draft Record of Protected Structures no. 00972 : The submission points out that the incorrect owner has been identified for the draft record.
2012	Mrs R Salter-Townsen	Record of Protected Structures no 00787 "The Castle"	Draft Record of Protected Structures no. 00787 : The submission points out that the incorrect owner has been identified for the draft record and clarifies who the owner is.
2013	Mr Alex Kiely	Record of Protected Structures - no 0039 "Dunbarr House"	Draft Record of Protected Structures no. 00039 : The submission points out that ownership of the property changed prior to notification of the draft record.
2014	Mr Liam Cashman	Record of Protected Structure no. 01131	Draft Record of Protected Structures no. 01131 : The submission points out that the owner of the structure is retired and will not be able to afford to carry out any repairs that might be needed over the years. Requests that the Council itself considers purchasing the thatch house and restoring it.
2015	Mr Jim Keating	Zoning of lands at Carrigtowhill	Request an extension of the area of land zoned for Industry/Enterprise I-07 to the south of Carrigtowhill to facilitate the redevelopment of the whole site. Argues that the site is currently difficult to develop as it is traversed by a BGE Gas main. The submission also notes that an area identified as a nature conservation area has
2016	Mr. Billy Daly	RPS Christ Church (Church of Ireland) Newmarket RPS No: 00161	Draft Record of Protected Structures no. 00161 : The submission points out that the incorrect owner has been identified for the draft record and clarifies who the correct owner is.
2017	Ms. Mary Allen	RPS Galvanized Dwelling Newmarket. RPS no 01217	Draft Record of Protected Structures no. 01217: The submission requests that the structure be removed from the draft record as it is in very bad condition, even though the exterior gives the impression that it is in good condition throughout.
2018	Mr. Frank O' Brien	Record of Protected Structures no. RPS 0866	Draft Record of Protected Structures no. 00866 : The submission points out that the incorrect owner has been identified for the draft record.
2019	Mr. Gavin Falk	RPS No: 00889 Westropp House, Innishannon	Draft Record of Protected Structures no. 00889 : The submission points out the structure was purchased without any of the conditions that the new record of protected structures places on it. Claims that the sizes of grants available are insufficient and that the council should be prepared to offer more to owners in order to get more co-operation from owners. Also raised other issues: increasing volume of traffic through Innishannon - no traffic calming measures. Upgrades to the existing road and footpath have raised the level and subsequently water is being trapped inside the railings of the house. Also problems with road markings and general repair of wall in the village.
2020	Mrs Eileen Murphy	Lands at Lakelodge, Poulacurry North, Glanmire, Co. Cork	Request to zone lands for residential use based on a number factors, including available infrastructure and site specific conditions.
2021	Mr. Niall Grogan	Sub relating to various Protected Structures, RPS No's: 00776, 00278, 00903, 00296, 00563	Draft Record of Protected Structures nos. 00776, 00278, 00903, 00296, 00563: The submission points out CIE does not own these structures and in particular that Cork County Council are the correct owners of the viaducts / railway bridges nos 00903, 00296 and 00563.

No.	Submitter	Title	Summary
2022	Mr. Edmond Rice	Lands at Strawhall, Fermoy	Residential zoning sought for lands zoned 'Agriculture' (within development boundary) in the Draft Plan.
2023	Mr. Denis Finbarr Sheehy	RPS No00891 " The Found Out" Coolmoreen Objecting to being included in the Record	Draft Record of Protected Structures no. 00972 : The submission requests that it be removed from the draft record as it is an infringement of the owner's constitutional rights and that the owner is already in the process of carrying out improvements in accordance with planning permission. The owner had also requested the County Council to purchase the 'Found Out', a thatched cottage in Inishannon.
2024	O'Flynn Construction	Query on ownership of protected structure	Draft Record of Protected Structures no. 00469 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the name of the correct owner.
2025	Mr JohnJoe Tangney	Record of Protected structure No. 1173 & 1174	Draft Record of Protected Structures nos. 1173 and 1174 : The submission requests that the extent to which the property is protected by specified. It also requests a declaration of the works that may or may not be carried out on the property.
2026	Mr James Cahill	Request for residential zoning at Whitegate	Submission asks that land that forms part of designation U-02 should be re-zoned as residential because the service corridor has been compromised.
2027	Mr Ted Hallissey	Request for residential zoning at Knockbrogan Bandon	Argues appropriate for housing on grounds of proximity to town centre and other amenities and the development would be infill because of the amount of development around the site.
2028	Mr Denis Maher	request for residential zoning at Ardarostig, Waterfall	Proposes residential zoning of land, currently designated as A1 greenbelt, but with a small fragment identified as existing industrial.
2029	Mr M O'Shea	Query relating to a protected structure	Draft Record of Protected Structures no. 00996: The owners wish to object to its inclusion. The submission points out that they have received planning permission to carry out works on the
2030	Mr Patrick O'Sullivan	Lands at Rathpeacon rail siding, Monard /Rathpeacon	Submission requests that the land in question will be zoned for residential development. The land is located in the Rathpeacon / Monard area and therefore relates to the Cork Area Strategic Plan proposals.
2031	Mr John Buttimer	Observation on zoning of lands at Kilnagleary, Carrigaline	The site is identified as existing industrial development, but there is no industrial development. Is concerned that industrial use might be encouraged so close to existing dwellings.
2032	Mr Denis Barrett	Request for zoning at Carhoo/Anngrove, Carrigtwohill	Request to zone land in addition to the existing I-01 designation to the north of Carrigtwohill. Proposal will be an extension of the business park I-01 using the same access and services. Indicative use is for low density industrial / warehouse use continuing the established pattern of use in the area.
2033	Cork City Council	Request for zoning adjacent to Knocknaheeny/Hollyhill	Land is required by the City Council to enable them to develop a regional park at the northside of the city.

No.	Submitter	Title	Summary
2034	Mr Ollie Dwyer	Development of Holiday Cottages at Ropewalk, Bantry	Submission based on the fact that there are no existing holiday cottages in Bantry, the site is close to existing Westlodge Hotel and there is a need for this type of tourist activity.
2035	Ms Noreen O'Connor	Record of Protected Structure. RPS no. 00539	Draft Record of Protected Structures no. 00539 : The submission points out that the incorrect owner has been identified for the draft record and that the name of the structure is not correct. Clarifies the name of the correct owner.
2036	Ms Elizabeth Moynihan	Record of protected structure no. 00436	Draft Record of Protected Structures no. 00436 : The submission points out that the incorrect owner has been identified for the draft record.
2037	Mr Chris Healy	Record of Protected Structure no. 00726	Draft Record of Protected Structures no. 00726 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct owner's name.
2038	Rowa Pharmaceuticals Ltd	Record of Protected Structure. No. RPS 00895	Draft Record of Protected Structures no. 00895 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct owner's name.
2039	Mr Joe McLaughlin MRCVS	Zoning of property at Connolly St Bandon	Request to change zoning from residential as in the Draft Plan to commercial.
2040	Barry O'Donovan	Zoning of lands at Knocknaheeney/Fairhill	Proposed residential development on lands identified for a regional park in the Draft Plan. Submission proposes a total of 410 units.
2041	Mr Ned O'Keeffe	Record of Protected Structure no. RPS 00092	Draft Record of Protected Structures no. 00092 : The submission points out that the incorrect owner has been identified for the draft record and clarifies the correct name.
2042	Classes Lands Ltd	Lands at Classes Lake, Ballincollig	Submission requests that land be zoned for residential rather than open space as it is in the Draft Plan. The land in question is part of a much large site (made up of a number of planning applications by the same owner - Classes Land Ltd) which is either developed, under construction or has planning approval.
2043	Mr Bernard Bray	Zoning for housing in Schull	Land is owned by County Council No objection to petrol station zoning but wants rest of land zoned for residential
2044	Southern Health Board	Request for removal of protected structure from record.	Draft Record of Protected Structures nos. 00921, 01032 and 01253: The submission points out that the nos 00921 and 0132 are not in the ownership of the Southern Health Board. It requests that structure 01253, Millstreet District Hospital be removed from the draft record on the basis that the style is not uncommon in these islands. It also points out that listing would hinder any adaptation of the building for future
2045	David Burke & Co. Solrs	Record of Protected Structure Query. RPS no. 0186: Paki Fitz Bar & Restaurant, Mitchelstown	Draft Record of Protected Structures no. 01086 : The submission objects to inclusion of the structure as it has recently been extensively renovated and altered with full planning permission. Requests that it be removed from the draft record.

No.	Submitter	Title	Summary
2046	Frinailla Developments	Rezoning of 50 acres at Castletreasure, Douglas	Proposes re-zoning for residential on grounds of shortfall of residential land; availability of services and access; willingness to provide land at no cost for community facilities.
2047	Patrick & Irene Murphy	Zoning lands at Monkstown	Argues that the land identified should be zoned for development. On the grounds that the site was purchased with intent of development; suitable location; extent of development in the vicinity; would constitute infill; could be designed to meet landscaping and servicing, etc., standards; not used for agriculture.
2049	Ms Mary O'Connor O'Donnell	Record of Protected Structure nos RPS 00265 and 00304	Draft Record of Protected Structures nos. 00265 and 00304 : The submission objects to the inclusion of Clondulane Mills on the draft record and claims that it is highly dangerous, cannot be entered is in an advanced stage of deterioration, and has no significant historical interest.
2050	Mr Jerry O'Leary	Zoning at Drominhailla, Millstreet	Residential zoning implicitly sought. Reference also made to the integration with an existing residential development (permission granted March '02) adjacent to this site.
2051	Mr R.J. Springett	Record of Protected Structure no RPS 00294	Draft Record of Protected Structures no. 00294 : The submission supports inclusion of the structure on the draft record but requests that the description be extended to include the main entrance, avenue and drive and that the beech trees that line the drive be protected.
2052	Mr Michael Foody	Re zoning at Blarney	Inclusion of land for investigation for leisure activities and other related uses (railway station) for the Local Area Plan.
2053	Kilally & Ballinrush Water Scheme	Water Source to appear in Plan	Kilally and Ballinrush Group Water Scheme - Want the scheme to appear on development plan maps so that it will not affect the source.
2054	Mr Ronald Sweetnam	Re zoning at Ballinrea, Carrigaline	Argues that the land should be designated A3 green belt, rather than A1, on grounds that land either side is in A3.
2055	Fermoy Enterprise Board	Supports developing the town centre, Fermoy	Commercial / retail zoning sought for lands within the Town Council area. There is a general reference / agreement for the development sought for the Ring towns, as contained in the Draft
2056	Mr John Lenehan	Record of Protected Structure no RPS 00168	Draft Record of Protected Structures no. 00168 : The submission points out some confusion over the ownership of the structure and that it be clarified in the the draft record. Also supports more conservation in the area and mentions sewerage problems in the area.
2057	Millipore Ireland	Objection to Millipore's lands to be designated as "Established Agriculture", Carrigtowhill	Objection to the designation of Millipore's lands as Established Amenity. It is argued that there is no established amenity on the land. Millipore have temporarily allowed the use of the land to a local soccer club until the club have acquired their own premises.
2058	Charleville Chamber of Commerce	Observation on Charleville Infrastructure	Economic based proposals, including a number of land use proposals for the settlement of Charleville.

No.	Submitter	Title	Summary
2059	Mrs Mary Holland	Record of Protected Structure no RPS 01013	Draft Record of Protected Structures no. 01013 : The submission expresses satisfaction that the terrace of houses in Castletownbere is protected (as well as other structures in the area) and hope that there will be more conservation in the area.
2060	Ms. Ann Ryan	Record of Protected Structures: Araglin Mill, RPS No: 00251	Draft Record of Protected Structures no. 00251: The submission requests reconstruction of the famine arch at the entrance to the mill in order to restore the structure to its former splendour.
2061	Mr Michael Kiely	Request for residential zoning at Inchigeelagh	Submission requests the land to be zoned for residential purposes. The site is outside the town (Inchigeelagh) but is within the 1km boundary of the Stoplines (1996 Development Plan).
2062	Mr Eugene Riordan	Request for addition to existing pitch, Kanturk	Request for zoning objective to facilitate additional open space / playing pitch provision adjacent to existing school in Kanturk.
2063	Not Known	Development at R-05 on Newmarket draft zoning maps.	This submission identifies a safety issue with regards access to Residential Zoning (R-05) in Newmarket specifically the dangerous exit onto Island Road.
2064	Mr Noel Buckley	Windfarm Development	Comment on Wind Farm development - no mention of what aspect.
2065	Mr Edmond McCarthy	Issues relating to parking in Kanturk	Lack of car parking in Kanturk town centre. Extra parking could be provided on Strand Street by using the area at the behind the existing houses at the riverside using a one-way system accessing the car park. Possibility to provide for extra parking in Percival Street. Suggestion that the mart area would be suitable as a central car park for the town.
2066	Name not supplied	Observation on lands at Mitchelstown.	Agricultural area within the development boundary of Mitchelstown R-08 should be retained.
2067	Ms Kay O'Regan	Requesting extra services in Watergrasshill	Submission raises the issue of village services as Watergrasshill mentioned. Lack of services in Watergrasshill and on street houses cannot get change of use permission because of the lack of parking spaces.
2068	Mr Martin Lane	Observation in Mitchelstown	Query regarding existing land use in Mitchelstown.
2069	Mr Niall Dennehy	Issues relating to Kanturk	Provision of parking facilities in Kanturk is lacking in the draft plan (Mart site identified as possible location for provision of such town centre
2070	Ms Patricia Lyne	Observation on Castletownbere	Submission requests a 'Major Projects - Pending and Approved Summary in the Plan', also comments on the links between the Department of the Marine and the Council's proposals regarding in particular updates of dredging of the harbour, development plans/funding for Castletownbere pier and Dinish Island.
2071	Mr Kevin Sugrue	Observation on Norwood Court Hotel, Rochestown	Objects to exclusion of building from record of protected structures, and mentions Council's commitment at appeal hearing to protect the building.
2072	Mr Sean Kinsella	Parking in Ballincollig	Need for truck parking facility (in Ballincollig?).
2073	Ms Olivia O'Gorman	Major lack of recreational facilities, Ballincollig	Comment that there is a major lack of recreational facilities - i.e. play grounds, pool, tennis and basketball courts (Ballincollig).

No.	Submitter	Title	Summary
2074	Mr. Joesph Kelly	Observation on Rail Transport	Request for (light) rail transport provision (like LUAS).
2075	Ms. Margaret Sullivan	Traffic in Ballincollig	Concern is expressed about 'opening up of Hawthorne Avenue into the Poulavone Roundabout' on grounds of traffic hazard to children at nearby nursery school. Suggestion is also made that it would be preferable to extend the cemetery westwards, rather than eastwards.
2076	Mr. Kevin O' Sullivan	Property at Scart Cross, Douglas	Submission requests that property at Scart Cross, Douglas, designated as greenbelt in the Draft Plan be zoned for residential development on the grounds that: there is easy road access; the site is close to amenities such as schools churches, shops, the seaside etc.
2077	Mr. Leo Ryan	Property at Carrs Hill, Castletreasure, Douglas	Concerns raised regarding land use zoning and associated activity in the South Environs area. Request for alternative land use to be identified in the draft Plan.
2078	Westbrook Housing Co.	Observation on lands at Cooneys Lane, Grange	Proposes that land adjoining the development boundary and designated A1 greenbelt be zoned for residential development. On the grounds that it will provide accommodation convenient to the infrastructure already in place in the area; homes are needed in area; is well located in relation to link roads and bus services; scheme could provide a continuation of the existing adjacent amenity area.
2079	Spring Nurseries	Record of Protected Structure no. RPS 00199	Draft Record of Protected Structures no. 00199 : The submission points out that Clogheen House was demolished in the 1980s, prior to the current owner's purchase of the land.
2080	Mr Patrick Dineen	Record of Protected Structure no. RPS 00878	Draft Record of Protected Structures no. 00878 : The submission points out that the incorrect owner has been identified for the draft record.
2081	Mr Liam O'Shea	Request residential zoning at Arderrow, Ballyvolane	Requests that land designated as A1greenbelt be zoned for residential development. A map taken from the Members' Draft Development Plan is submitted, in which the land in question is zoned for residential development. There is a request for this zoning to be
2082	Ms Damaris Lysaght	Observation on amenities in Kanturk	This submission focuses on heritage and environmental issues in the Kanturk area. This submission raises a number of issues in relation to protection of the Environment - including hedgerow and ditch protection, recycling measures and alternative sewerage systems - Reed Beds etc. In relation to hedgerows possibility of including hedgerows-ditches under Objective ENV 5-4 is noted as they form part of ancient parish boundaries (and are of archaeological interest).
2083	Mr. Larry Burke	Record of Protected Structures Battery Monument, and other structures on Whiddy Island.	Draft Record of Protected Structures no. 00745 : The submission points out that the incorrect owner has been identified for the draft record. Other concerns in relation to right of way are also expressed.

No.	Submitter	Title	Summary
2084	Ms. Freda Hayes	Record of Protected Structures RPS no: 00383, Blarney Woollen Mills	Draft Record of Protected Structures no. 00383 : The submission objects to the Mills on the the draft record as it is seen as an impingement of commercial activities. Agrees to maintain the structure but without the commercial restrictions of the formal record of protected structures.
2086	Ms Patricia O'Callaghan	Record of Protected Structure no. RPS 00086	Draft Record of Protected Structures no. 00068: This submission requests that Lissa House, Doneraile, be excluded from the draft record on the grounds that the owner would not be in a financial position to preserve the structure, even with grant aid, and that the structure is in a serious state of disrepair.
2087	Mr Michael Mulcahy	Observation on Conna Village	Specific comment in relation to Conna Village - sewerage and water, traffic and parking. There are large developments are being built while young people are being refused permission on their parents farms. Also mention of schools and recreation facilities.
2088	Mrs Mary English	Objection to zoning lands at Glanmire	This submission is an objection to zoning 222 acres in Glanmire with particular reference to Poulacurry South on the grounds that: Planning Permission was refused on this site (ref. S/00/5069) and upheld by An Bord Pleanala because of its green belt designation. The roads and footpaths are in bad repair - traffic also bad and there is no bus service operating to Mayfield. Litter problem is also bad in the area (no litter warden) and noise levels are increasing.
2089	Mr Richard Colhurst	Record of Protected Structure nos. RPS 00380 and 00381	Draft Record of Protected Structures nos. 00381 and 00380 : The submission points out that structure 00381 (icehouse) has not existed for some time and that structure 00380 (old house) is a poor state of repair.
2090	Mrs Berna Allen	Observation on relief road in Carrigaline	Specific issue in relation to traffic and relief road provision in Carrigaline. It is argued that the proposed by-pass will have no effect on the problem of congestion in the town centre. The proposed road should run from the Ballea Road to the Lower Kilmoney road and a one way traffic system should then be put in
2091	Land Purchase Officer	Acquisition of lands at Dunmanway	The land identified by Specific Objective R-02 is owned by the County Council and they are in the process of purchasing a further 2.5 acres which adjoin to the south of R-02. This submission supports the zoning of R-02 but wants an extension to the site. It proposes that the lands in question which are adjacent to R-02 be rezoned from agriculture to residential and therefore would form part of R-02.
2092	O'Connell Warehousing Ltd	Zoning at Glanmire	Request that land designated as A1 greenbelt be zoned as Industrial / Enterprise. Applicant "merely" wants to "square off" their land.
2093	Mr James Finn	Request for residential zoning at Mulberry Rd, Mitchelstown	Residential zoning request for 19 hectares of land. Majority of site is within development boundary zoned 'agriculture' in Draft Plan).

No.	Submitter	Title	Summary
2094	Gaelscoil Pheig Sayers	Request for educational zoning at Fairhill	Land in question belongs to Na Piarasigh Hurling and Football club. The club have offered this land to Gaelscoil Pheig Sayers to facilitate the construction of a new school. In order for this to occur the land needs to be rezoned from Agriculture to Educational.
2095	Passage West Area Development & Environment Assoc.	Issue relating to Passage West	Submission from Passage West Area Development and Environment Association.
2096	Mr William Carroll	Observation on format of CD Rom	Submission expressing satisfaction with the presentation of the draft plan and the public exhibitions.
2097	Residents of Pembroke Woods,	Policy changes to Plan	This submission contains a copy of the consultants submission and is signed by various local residents. It argues that retail uses should be confined to existing town centres, and specifically excluded from zoned and existing residential areas. Specific rewording of one draft zoning objective, and an additional objective, are suggested.
2098	Mr. Gerard Buchet	Observation on Grid References	This submission proposes the inclusion in the Record of Protected Structures of a Georgian House and a Watch Tower in the Macroom area.
2099	Ms. Eleanor McNamara Taylor	Issues relating to Blarney	Objection to proposed zoning at Stoneview, Blarney. It is argued that the road structure is inadequate to deal with the additional traffic generated. Comment on lack of amenities in the area.
2100	Mr. Patrick Murray	Issues relating to Blarney	Request for developers to fund provision of a community centre in Blarney.
2101	Mrs Breda McCrohan	Issues relating to Blarney	New road should be provided at Station Road area to accommodate existing and any further development in the area. The existing road is too narrow to carry the existing traffic especially since the completion of the Ard Dara estate.
2102	Ms Eileen Casey	Property at Ballygibbon Blarney	Existing home being surrounded by development which are not objecting to but find that it is no longer a peaceful place to live. Request to be able to build on land in Ballygibbon, Blarney near family.
2103	Fota Trust Company Ltd	Record of Protected Structure no. RPS 00504	Draft Record of Protected Structures no. 00504 : The submission points out that the incorrect owner has been identified for the draft record.
2104	Minister for Education & Science	Record of Protected Structure nos 00686, 00690 and 00756	Draft Record of Protected Structures nos. 00686, 00690, 00756: The submission acknowledges the inclusion of the three schools in the the draft record.
2105	P Starkey	Observation on Norwood Court Hotel, Rochestown	This submission requests information on the protectes status of Norwood Court / Havisham House.
2106	D & J Builders	Zoning at Kerrypike	Proposed residential development within walking distance of Kerry Pike. Reference is made to the Housing Strategy requirements and development plan objectives. It is also proposed that a local area plan should be prepared for the village as soon as possible.

No.	Submitter	Title	Summary
2107	D & J Builders Ltd	Zoning at Grenagh	An existing development of 46 houses is proposed to be extended by a further 40 acres for housing. The land is an easterly extension towards the motorway and services are available.
2108	D & J Builders Ltd	Rezoning of lands at Ardamadane, Blarney, Co. Cork	New station site between the railway and national road north of industrial zoning (101) to include a proposed Park and ride and proposed holiday accommodation for self catering. Land should be reserved for public utility use.
2109	D & J Builders Ltd	Rezoning of lands Coolflugh, Tower, Co. Cork	To support of a zoning request the submission quotes development plan showing potential for future expansion (para. 29.1.2) and claims that most of other residential zonings are unavailable. No real proposal but 27 acres will sustain 400 units at medium density
2110	Ms. Myra Ellen Amos	RPS No: 00722 Ballywilliam House, Kinsale	Draft Record of Protected Structures no. 00722: The submission expresses no objection to the structure being included on the draft record but requests more information on the process / system for protecting structures.
2111	No name supplied	Comment on CD	Comment on the CD - difficult to navigate and maps are unclear.
2112	Mr. Pat Foley	Issues relating to Ballinacurra and surrounding areas	Support for the Green Belt Policy, particularly around Midleton and Ballinacurra area. Request to have the area East, South-east and North-east of Ballinacurra designated as A1 (existing A2). Also enclosed is a copy of the Ballinacurra Community Council pre draft submission. Request to have wildlife area preserved.
2113	No name supplied	Observation on Draft re maps	Various comments in relation to the mapping in Youghal and Environs area.
2114	Patrick & Ann McNally	Objection to housing at Poulacurry South Glanmire	Objection to the 222 acres zoned in 'Poulacurry South' Glanmire due to: Inadequate infrastructure; Green Belt between the city and Glanmire will be lost; Increasing traffic congestion - danger to school children.
2115			Duplicate of 2079
2116	Mr. John Horgan	Rezoning of lands at Kilmoney, Carrigaline	Proposes land be zoned residential, rather than the A1 greenbelt designation, on grounds that site has few constraints; provides a reasonable extension of Carrigaline; is not viable for agriculture; compatible with national and local policies; public cost of servicing this land has already been incurred so land should be zoned for development.
2117	Olan & Sheila Kelleher	Rezoning at Strawhall, Monkstown	Proposal relates to 100 acres which is currently designmated as greenbelt (mainly A2, partly A3) and requests that the land be zoned for residential development. States that eastern proportion could grow into a larger settlement, upper slopes could be recreational uses, and middle section low density in-depth housing, perhaps A3 or similar. Grounds given for this change include that the land is serviceable and adjacent to a village, and therefore consistent with Variation of the 1996 Development Plan which made development boundaries flexible rather than mandatory; site is distant from any Seveso [hazard notification] site; site adjacent to main road roundabout and has extensive road frontage.

No.	Submitter	Title	Summary
2118	Mr Joe Carey	Lands at Curraheen Village	Proposes residential zoning of two sites currently designated as greenbelt A1 on grounds that Curraheen was excluded in error by the 1996 Development Plan; area has developed in an ad hoc manner; this is opportunity to regenerate village; site is serviceable, including use of a sewage treatment plant draining into river; development would be compatible with national and local policies; village is otherwise constrained by topography.
2119	Mr John O'Riordan	Lands at Wilton roundabout, Sarsfield Road junction	Proposes re-zoning from open space to residential on grounds that the site is relatively serviceable and can be accessed; development was previously intended and would screen the existing houses overlooking the link road; the open space could 'be developed as part of the landscaping initiative scheme'.
2120	Mr Willie O'Connell	zoning lands at Dromasmole, Blarney	Applicant requests that site be zoned for residential development in the form of infill sites at very low density. The agent states that other sites zoned for residential development are not viable. The proposed site is adjacent to Tower development boundary
2121	Mr George Kingston	Additional zoning at Monksstown	Request that land, designated as A3 greenbelt in the Draft Plan, be zoned for development on the grounds that owner has given an amount of land up for use by local football clubs.
2122	Mr George Horgan	Rezoning at Southern City fringe	Proposes zoning for residential development of part (variously identified as 72 acres and 50 acres) of land currently zoned for open space (City South Environs O-08), on grounds of severe shortage of undeveloped residential land and high level of demand for housing in the area; growth of southern fringes should not be constrained; nearby satellite towns and other 'overspill' areas now nearing capacity; improved roads in the locality make site highly accessible; site well related to facilities in Douglas East and West; site easily serviced.
2123	Name not supplied	Zoning at Broomfield East, Midleton	Request to dezone residential lands, based on environmental and sustainability grounds, and also proximity to seveso site (Irish distillers).
2124	James & Eithne Jeffords	Rezoning at New Inn, Glanmire	<p>This submission raises a number of issues relating to the erosion of the green belt between Cork and Glanmire; the scenic nature of the area would be destroyed; aesthetic disaster with high density housing; prefer A3 greenbelt designation for low density housing; damage to the surrounding woodlands; there are no supporting amenities (e.g. schools).</p> <p>It is felt that the development would not achieve the plan objectives such as: Sustainable settlement patterns; Greater use of public transport; Housing choice; More balanced mix of housing in residential areas; Greater supply of affordable housing; More efficient use of infrastructure in the area; Traffic situation would get worse; Narrow roads and footpaths; - Stormwater drainage will be a problem.</p>

No.	Submitter	Title	Summary
2125	Pat O'Neill & Richard	Re-zoning of land from A1 to A3 at Ballinveltig, Curraheen Rd	Proposes a change to the greenbelt designation from A1 to A3 on grounds of small size (of 1.5 acres); for own development; owner lives within 1 mile; in middle of an existing ribbon of houses; already a shed on the site, so not undeveloped; trees will be retained to screen development; development would prevent access to large site behind, and hence development of it; no adverse visual impact; limited potential for agriculture; resulting A1 greenbelt designation line would be more defensible; consistent with objectives of rounding off development and strengthen the green belt; neighbour has no objection.
2126	Rev Lionel Smith	Observation on Draft Development Plan	Specific comment in relation to housing controls in the Rural Housing Control Zone - anti strict controls in this area in relation to house type etc.
2127	Mrs Violet Boyd	Record of Protected Structure no. RPS 00614	Draft Record of Protected Structures no. 00614: The submitter requests their interest in the matter to be noted at this time.
2128	Mr Alan Curtin	Observation on Specific Zoning Objectives	Objection to Draft Plan residential zoning at R-13 as it erodes the existing Greenbelt area and the visual quality of the harbour. Objection to Draft Plan residential zoning at R-17 because of its close proximity to the Nature Conservation Area (nesting herons).
2129	Mr. Jeremiah McCarthy	Rezoning of lands at Farmers Cross, Ballycureen	Proposes change from A1 to A3 greenbelt designation on grounds of previous planning permission (1975) for a bungalow; site is adjacent to two existing dwellings; submitter lives within 3 miles; development would 'preserve the green belt to the south for Runway 25'.
2130	Mr. Colin Hill	RPS No : 00596 St. Coleman's Old Church of Ireland Church, Ballycotton	Draft Record of Protected Structures no. 00596: The submission points out an intention to convert the church to a private home while maintaining the outward appearance as a local landmark. The conversion is to be carried out in character by an architect. The submission requests that it be removed from the draft record on the basis that further expenditure would be incurred in obtaining further permissions. Fears are also expressed that the financial value will suffer without compensatory support from Government.
2131	Directors Of Windsor Surprise Ltd	RPS No:00478 Windsor House, Maryborough (Rochestown Park Hotel)	Draft Record of Protected Structures no. 00478: The submission requests that the structure (Windsor House) be removed from the draft record on the grounds that it is now a commercial premises that has been subject to significant development and alteration since 1988. Concerns are raised about the impact of the listing on future development of the hotel.
2132	Lee Valley Protection Campaign	Observation on Ballincollig Macroom Bypass	Supports scenic route designations (A38 & A39 as contained in public draft). Also supports an NHA proposal for the Lee Valley.
2133	C. Jules Rominger	Record of Protected Structure no. RPS 00810	Draft Record of Protected Structures no. 00810 : The submission supports inclusion of the structure on the draft record.
2134	Mr Vincent Crowley	Observation on Ballincollig Bypass Project	This is a query in relation to the proposed Ballincollig By-pass and the Inniscara View Estate - failure of the NRA to access the site in question.

No.	Submitter	Title	Summary
2135	Ms Michelle Donegan	Observation on Inniscarra	General support for the Greenbelt designation. Support also for the principle of allowing children to build on their parents land Objective SPL 3-6. (Inniscarra, Lee Valley example used here)
2136	Mr Kennedy	Issues relating to Charleville	Proposal that buildings known locally as The Turrets on Church Road, Charleville, be included in the Record of Protected Structures. Secondly, if refurbished, the buildings could be used to provide housing for the elderly.
2137	Mr Noel O'Sullivan	Objection to proposed zonings, Glanmire	In support of greenbelt policy and wants to protect greenbelt area in Glanmire. The residents are opposed to additional re-zoning of the existing A3 area, because the existing infrastructure is grossly inadequate to handle the existing traffic and safety in the area has deteriorated.
2138	Manor Park Homes Ltd	Lands at Carrigaline East	Proposes zoning for development of 232 acres bridging the draft development boundaries of Carrigaline and Ringaskiddy, on grounds that it could be developed without delay; makes best use of infrastructure; the land can provide a distributor road from Ringaskiddy road to Currabinny road, and open up routes for employment in area; will not unnecessarily generate traffic through town centre; scheme provides a buffer between industrial area of Ringaskiddy and residential area of satellite town; unlikely that any incompatible use would be proposed for the western end of Ringaskiddy, etc. (N.B. This submission is almost identical to No. 2472.)
2139	Mr Dan Twohig	Lands at Kileens, Co Cork	Proposal that entire land holding be designated as A3 greenbelt.
2140	Mr John McCarthy	Lands at Killeens, Co. Cork	Request that land, currently designated as A1 greenbelt in the Draft Plan be zoned for low density residential development.
2141	Mr Eddie Barrett	Lands at Kilcoolishal, Caherlag, Glanmire	Request that land currently designated as greenbelt (A1 & A3 in the Draft Plan) be zoned for in depth housing.
2142	Mr Adrian & Mary Lowin	Lands at Killowen, Blarney Co Cork	Made submission in 2001 to change greenbelt designation from A1 to A3 and are happy that it has been done. Now want it to be rezoned from A3 greenbelt to RHCZ because the land is only .75 acre.
2143	Frank & Lynda O'Connell	Concerns regarding greenbelt at Lehenaghmore, Togher	Argues against Cork South environs zoning I-04, claiming - it is inconsistent with previous refusal of planning permission on grounds of visual impact of development in this location; contrary to the policies in the 1996 Development Plan; site has inadequate road access, and is visible for miles; no evidence of a need for more warehousing as many existing units in area are vacant; constitutes an unwarranted erosion of green belt, contrary to Agenda 21 principles; could become an extension to proposed recycling facility adjacent, turning ridge into a wasteland.
2144	Mr Patrick McNamara	Zoning of lands at Dunkereen/Crossbarry, innishannon Co Cork	Submission requests that land be zoned for residential purposes.

No.	Submitter	Title	Summary
2145	Mr John O'Connell	Lands at Nash's Borreen, Co Cork	Submission requests that the Draft Plan zoning O-01 (Regional Park) should be changed to a residential zoning. It is suggested that zoning the land will address the imbalance of the Northside of the city. A developer has offered to purchase the site and the scheme proposed incorporates affordable housing, service sites and community facilities. The agent argues that if the County Council want to build a regional park they " already own a substantial amount of land (approx 70 acres) in the Immediate Area."
2146	Mr John Barry	Lands adjoining Brookville House, Glanmire	Proposals for country lane housing near to the eastern end of Glanmire. It is suggested that services are available and that there is demand for individual houses in the area.
2147	Mr Tim O'Brien	Tree & Wildlife Protection	There should be a different colour used to identify graveyards. Basis of submission is that a) for example the proposed graveyard on Bandon Road (E-01, South Cork), may give the impression is for a different purpose, and b) it was difficult to know what was planned for similar coded site in another town. General welcome for CD and for helpfulness of staff at public exhibition in Carrigaline. Reference to negative impact on birdlife and trees when houses are allowed to be built too near trees. Plan does not show appreciation of costs and work required to plant trees and provide place for birdlife to be protected. Trees give shelter, reduce noise from main roads and give privacy.
2148	Mr Patrick C. Coughlan	Lands at Shannon Park & Ardnacloghy, Carrigaline Co Cork	Suggests that 70 acres of land to the north-west of Carrigaline be zoned for housing, on grounds that - the land is fully serviceable; conveniently located in relation to the road network and employment at Ringaskiddy; existing zonings have been taken up by developers and without further zonings Carrigaline will be prevented from growing; development to the north of the town preferable to that to the south; site could include provision for affordable and social housing, and land for community facilities and a possible link road; etc.
2149	CMDO Developments Ltd	Lands at Smorane/Gortnaclohy Co Cork	Site is ideally located for a enterprise park, having high visibility and good access All services can be made available on site. Site is 28 acres in area, and the objective is to generate employment to the area Site encloses local ESB sub station.
2150	Mr Richard & Irene Beard	Record of Protected Structured -Lough Hyne House no. RPS 01249	Draft Record of Protected Structures no. 01249: The submission supports the inclusion of Lough Hyne House in the draft record and requests that additional structures be included (including gate lodge, farmhouse and walled garden).

No.	Submitter	Title	Summary
2151	Mr Michael Ahern	Property at Lehenaghmore Co Cork	Objection is made to the zoning Cork South Environs I-05 (which is intended to facilitate extension of the Airport Business Park, on grounds of proximity to existing houses and consequent loss of privacy, security and amenity; proximity to domestic water source and attendant risk of pollution of this; noise, air and light pollution; visibility from identified scenic route. Suggests that the boundary of the zoning should be moved away from the houses, possibly with boundary adjustment on the west side to maintain overall area of zoning.
2152	Mr Donal Cox	Property at Blackstone Bridge Lower Kileens Co Cork	This submission objects to the proposed North Ring Route traversing a section of a particular landholding and close to a house. Chief concerns are: noise levels, devaluation of property, privacy and security. No map was supplied with the submission.
2153	Mr Bart Cooney	Rezoning from agriculture to residential, Carrigaline	Wishes land (14ha) to the north of Carrigaline to be zoned for residential use.
2154	Inniscarra View Residents Assoc.	Petition from Residents of Inniscarra View re Site R-11, Ballincollig	Petition of around 110 signatures from local residents objecting to access to the site being taken via Inniscarra View on the grounds that the traffic generated would cause chaos in the existing estate, and to high density development on the grounds that apartments or high density development is out of keeping with the locality.
2155	Youghal Town Council	Observation on Youghal and Environs-Infrastructure	Three requests made in relation to the Cork -Youghal railway line. 1) Paragraph 5.1.7 'The Cork Area Strategic Plan recognises that the provision of a service to Youghal may be feasible in the longer term'. 2) Objective INF 1-8 (b) after Cork to Middleton railway line 'including a future extension to Youghal' and insert in paragraph (c) after Middleton 'Youghal'. 3) Add new section " 3.1.29 Railway-Re-opening of rail line to Youghal would considerably strengthen the attraction of the town and enhance its tourism potential".
2156	Youghal Town Council	Lands at Foxhole, Youghal	This submission relates to an area of land to the North of Youghal Town, the land is outside the development boundary to the north of I-02. Request that the map be updated to reflect the fact that planning permission has been granted for industrial / commercial use on the site in the last 12 months.
2157	Mr. Matthew Murphy	RPS No:01168 " Claragh Fire Furniture"	Draft Record of Protected Structures no. 01168 : The submission points out that the shopfront is in a dilapidated state and that much of the original timber has been replaced in a piece-meal fashion over the last few years. The owner requests that it be removed from the draft record in order to replace it with a new one in a similar
2158	Ms Anne McSweeney	Rezoning of Infill site at Carrignafoy, Cobh	Request that land be zoned for residential use. Based on meetings with various planners and a planning application (Ref S/00/0815, 18/02/2000). Submission argues that their site represents infill development and is inline with residential development established and proposed on neighbouring sites.

No.	Submitter	Title	Summary
2159	Mr John Costigan	Rezoning of land at Bantry	Proposed residential development. It is suggested that the site could be serviced from adjacent development.
2160	Mr Dan Kaln	Observation on rail structure in County Cork	General Information re-light rail
2161	Mr Christopher Sommerville	General observation on Draft Dev Plan	Possibility of having Housing Associations to deal with the issue of affordability for local people. This would also mitigate the spread of holiday homes especially in scenic / coastal areas like Castletownshend. Request that objective be included in the Development Plan to restrict holiday homes in
2162	Mr Patrick O'Connell	Observation on lands at Midleton	Objection to refusal of planning application on grounds that it would contribute to ribbon development
2163	Cork City Development Board	Issues relating to Northern Environs	Concern that the settlement and transport objectives in the Cork Area Strategic Plan are not adequately reflected in the Northern Environs - Blarney/Monard area of the city. Review these objectives to include the proposals identified in the Cork Area Strategic Plan.
2164	C & A Collins	Lands at Rochestown	Seeks residential zoning of land presently designated as greenbelt, mainly A3 and partly A1, on grounds that it would be in line with other zonings in the area; would consolidate the southern suburbs; would benefit from new sewerage scheme; and make an ideal infill low density development site.
2165	Mr John Barrett	Request for zoning at Lehenaghmore, Togher	Proposes residential zoning of a site mainly outside draft development boundary and within green belt, and partly within boundary and zoned agricultural, on grounds - there was in the past some political support for development on this land; site is well screened from the valleys to the north, and less obtrusive than Council's own nearby housing site; would produce a more durable edge to the City; would provide a forestry buffer between urban development and agricultural land; consistent with plan objective to reduce overall growth in the locality; would avoid need to re-zone other land from industrial to residential; it 'represents finality' to development pressure in locality, etc.
2166	Wilson & Assoc	Observation on site at Ballyellis, Mallow	Residential zoning proposal for 'high quality, low density' sites. Issues such as traffic movement, density, waste treatment and other environmental issues are contained in this submission.
2167	Mr Jeremiah Harrington	Record of Protected Structure no. RPS 00437	Draft Record of Protected Structures no. 00437: The submission requests that the description of the structure be altered from 'ornamental tower' to 'disused apple store'
2168	Mr Craigis	Record of Protected Structure no. RPS 01254	Draft Record of Protected Structures no. 01254: The submission requests that the structure be removed from the draft record on the grounds that it was constructed in the 1950s and not in the 19th century as first thought.
2169	Mrs Maureen Guiney	Record of protected Structure. Maureens Bar no. RPS 01073	Draft Record of Protected Structures no. 01073: The submission requests that the shopfront be removed from the draft record.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2170	Mr J C Healy	Objection to rezoning at Poulcurry, Glanmire	Objection to the 222 acres zoned in 'Poulacurry South' Glanmire due to: Inadequate infrastructure Greenbelt between the city and Glanmire will be lost Increasing traffic congestion - danger to school children
2171	B & C O'Sullivan	Review of zoning at Church Rd. Bantry	Submission requests that a proposed zoning be changed from existing agriculture to Industry/enterprise, thereby enabling the construction of a storage shed for Machinery/Mari-culture related uses.
2172	Mrs Maeve Dwyer	Lands at Woodview, Rochestown, Co Cork	This submission proposes that lands at Woodview, Rochestown, currently designated as greenbelt, be zoned for residential development. It argues that it would be in line with other zonings in the area, that it would consolidate the southern suburbs and that there is a new sewerage schem nearby. No map was supplied
2173	Mr David Walsh	Lands at Kilmoney Carriagline Co Cork	Proposes that 14 acres of land be zoned for residential development. The land is currently designated as A1 greenbelt. If this request not granted, objects to proposed amenity walk crossing his adjacent land.
2174	Mr Gerard Corkery	Lands at Ministers Cross Model Farm Road Cork	Argues for zoning of the land for unspecified (presumably industrial) development on grounds: <ul style="list-style-type: none"> · Self-contained and serviceable block of land · Well related to IDA site and CIT, potentially providing access to these · Farming no longer viable · Will complete development and 'represent finality' to development pressure in the area · Could provide route for Northern Relief Road · Guarantees a built environment for whole block of land
2175	Mr Joseph Boyle	Record of Protected Structures no. RPS 01272 - Fort Mitchell	<ul style="list-style-type: none"> · Modest in scale and consistent with Strategic objectives for South City suburbs, etc. Draft Record of Protected Structures no. 01272: The submission expresses no objection in principle to inclusion in the draft record, especially as it relates to the historically significant elements of the structure that they are committed to conserving in any event. Concern is expressed about the implications of including the entire working areas and structures of the prison. Difficulties for running the service could arise when certain minor works need to be carried out on a day to day basis and often at short notice. Extension of the submission date is requested.
2176	Mrs Paula O'Dwyer	Lands at Carrigtwohill, Co Cork	The landowner is objecting to the zoning of land as a cemetery. The landowner plans to develop the land in accordance with the zoning in the 1996 Development Plan, 'Agriculture with option for comprehensive development when sewer available.' Will not allow the land to be used as a cemetery and objects to this proposal.
2177	Mr Pat Barry	Lands at Rochestown Co Cork	The submission proposes that a 12 acre site, designated as A1 greenbelt, be changed to A3 greenbelt.

No.	Submitter	Title	Summary
2178	Mr Brian Cross	Objection to possible zoning at Poulcurry, South Glanmire	Objection to zoned areas in 'Poulacurry South' Glanmire due to: Inadequate infrastructure - speeding motorists Greenbelt between the city and Glanmire will be lost Increasing traffic congestion - danger to school children Planning Permission has been refused on this
2179	Mr John Garde	Lands at Midleton Co Cork	A detailed submission asking for lands to the North of Midleton be zoned for residential development. The submission is based on the projected growth of Midleton and the fact that several new estates are nearing completion. A number of site specific issues, relating to servicing etc, are raised to support the proposed zoning.
2180	Mr Martin O'Callaghan	Lands at Curra Riverstick Co Cork	Commercial zoning sought.
2181	University College	Issues relating to Student Accomodation	This submission deals with the provision of student accommodation including the possibility of zoning land for student accommodation at higher densities so that it remains as student accommodation. It does not make reference to the Draft Plan.
2182	Mr. Cormac J Gebruers	Issues relating to Cobh	Pollution - should be explicitly explained in the plan and this should include a reference to light pollution.
2183	Mr. Daniel O'Connell	Lands at Shanbally, Ringaskiddy, Co. Cork	Argues that the land is uneconomic for agricultural use, and therefore will become derelict and harm local amenity. Supports plan proposals to form a buffer between industrial and residential land. Considers that this land could both contribute to this objective and be developed, possibly through a mix of services, light commercial, amenity and other uses.
2184	Mr. Rick & Judy Delahunty	RPS No:01255 Thatch House, Curraghgorm	Draft Record of Protected Structures no. 01255: The submission requests that the property be removed from the draft record on the grounds that it is an infringement of homeowners rights and places and unbearable financial burden on the current as well as future owners. The house has been subject to a number of renovations and alterations since the 1950s as well as some recent changes to layout and to make it a better home. The current owners question its inclusion in the record as some of these changes were not in accordance with the original style of the house. Criticism is also made of the low level of financial grant aid available.
2185	John F. Kerr	Rezoning of lands at Ballymacowen, Clonakilty, Co. Cork	Submission requests that land be zoned for residential use in view of its closeness to land at Gullanes which is identified as an existing residential area in the Draft Plan.
2186	Mr. James Cahill	Lands at Whitegate, Co. Cork	Request for residential zoning in Whitegate Submission asks that land that forms part of designation U-02 should be re-zoned as residential. This is because the service corridor has been compromised.

No.	Submitter	Title	Summary
2187	Mrs. Mary A Murphy	Lands at Westpark, Middleton, Co. Cork	Two elements to submission the first is a query on the route of U-02 (local distributor road). The second is a request to zone land outside the development boundary.
2188	Mr. Michael F. Lordan	Rezoning of lands at Curricleigh, Bandon, Co. Cork	Request for high density residential.
2189	Irish Refining Plc	Issues relating to Whitegate, Middleton, Co Cork	Submission raises a number of issues relating to Whitegate, as follows; 1) Scenic Landscape designation over the existing refinery and adjacent land (industrial) will create problems in future development of the sites - i.e. open to objection and appeal through Bord Pleanala. 2) Zoning of residential land (R-13) for high density housing so close to a Seveso site is inappropriate. The land should be retained for industrial (non-process uses) 3) The existing sports club and playing pitches is very close to the crude oil tanks farm on Corkbeg Island. There is little land left for expansion of this tank farm so the land should be rezoned for industrial purposes 4) All the open space amenity areas are not open to the public because of security to the refinery. It would be better to rephrase the area to Tree belt with provision for woodland development. 5) Objection to scenic route from Whitegate to Fort Davis which is a private road - should be removed from the draft plan. 6) Retain the large area south of Whitegate for industrial use as shown in 1996 Development Plan.
2190	Ms. Norah M. Barry	Lands at Ballincollig, Co. Cork	Wishes the Draft Plan to facilitate the proposed construction of a bungalow on a site currently identified as A2 greenbelt. The person making the submission does not live within that A2 zone and therefore would not benefit from the exceptions provided in the Draft Plan. It is argued that people should be allowed move not only within A2 areas but from one A2 area to another.
2191	Ms Catherine O' Connor & Mr. Ian Bradley	Site at Ballyharoon, Rathcooney Road, Rathconney, Co. Cork	Proposal for a house on a half acre site currently designated as A3 greenbelt.
2192	Mrs Mary McKenna	Record of Protected Structures - no. RPS 01071 "Roche" Shopfront	Draft Record of Protected Structures no. 01071: The submission expresses concern that inclusion in the draft record would create difficulties in the sale of the building. Concern that any prospective owners may be prevented from altering the existing shopfront. Willing to keep the structure on the record as long as, in any development work, the original features are retained or completed in the same style of the
2193	Mr. Con Coughlan	Issues relating to Cobh Environs	Suggestion to combine access into new development areas with a local distributor route to cut down on congestion on the approach to
2194	Mrs. Ann Lawton	Rezoning of lands at Barnabrow, Cloyne, Co. Cork	Request to consider submission as part of the Local Area Plan for Middleton. It is requested that land be zoned for residential or hotel development.

No.	Submitter	Title	Summary
2195	Mr. Donal Duggan	Rezoning of lands at Glanmire, Co. Cork	Request for land to be zoned for residential development on the grounds that land has not been used for agriculture for years Residential development will realise potential of the land Easy access to Glanmire and Cork from new bypass (Dublin Road) Low density housing proposed
2196	Mr. Kevin Tobry	Issues relating to Wind Farm Development	Include "Compliance with Department of the Environment and Local Government guidelines on wind farm development." in the wind farm objective INF 4-4 from volume 1. This, or any other appropriate insertion is needed to demonstrate satisfactory development control in siting wind turbines, to protect residential
2197	Mr. Billy Nicholson	RPS No:00655 Hoddersfield House	Draft Record of Protected Structures no. 00655: The submission requests that the structure be removed from the draft record on the grounds that the house is a ruin and in a state of dilapidation.
2198	Mr. Kenneth Sherrard	RPS No: 01022 Glenview House	Draft Record of Protected Structures no. 01022: The submission requests that the structure be removed from the draft record until such time as the scheme is thought out fully. Concerns are raised about the poor funding available, the receipt of information about the draft record without any prior notice that such a scheme was under way, and the general record of planning in County Cork. The submission also objects to the omission of the surrounding lands in the draft record.
2199	Mr. Denis Murphy	Lands at Spaglen, Mallow, Co. Cork	Request for residential zoning adjacent to proposed Northern Relief road.
2200	Mr Liam Coughlan	Issues relating to Lackenroe, Monkstown, Co Cork	Submission objects to zoning R-08 and proposed road U-02 in Passage West.
2201	Ms. Ann O' Donovan	Lands at Curragh, Skibbereen, Co. Cork	Submission requests that land be zoned for affordable housing.
2202	Mr. & Mrs Finbarr Dennehy	Objection to Extension of Industrial Zoning, Ardrostig.	Objects to the change in the boundary of the industrial zoning which brings it the boundary with client's domestic curtilage, on grounds of loss of residential amenity. A copied letter accompanying the submission relates to the specific details of a current planning application for the draft zoned site.
2203	Mr. Sean Casey	Rezoning of lands at Seafield, Bantry, Co. Cork	Submission requests land be zoned from agriculture to residential. A pre draft submission has been received on this site.
2204	Mr. Patsy O' Mahony	Rezoning of lands at Kilmoney, Carrigaline, Co. Cork	Suggests extending residential zoning of client's adjacent land to encompass submission site (currently zdesignated as A1 greenbelt), on grounds that the land has few constraints and is easily developable; will provide for expansion of satellite town.

No.	Submitter	Title	Summary
2205	O' Flynn Construction Co. Ltd	Rezoning of lands at Crosshaven & Bays	Proposes re-zoning of land (32 acres) at Crosshaven for residential development on grounds that provides for expansion to a sustainable population of 2000; land is easily developable; is well located in relation to road and other development; will free up waterfront sites for marine related uses; Crosshaven should be zoned, etc., now and not wait for local area plan; residential land should be zoned here to meet housing strategy requirements; not affected by 'Seveso' (hazard consultation); land has been considered by planning department.
2206	O' Flynn Construction	Rezoning of lands at Spa Glen, Ballyvinter.	Request for land to be zoned for Commercial / Industrial / Roadside services.
2207	O' Flynn Construction	Rezoning of lands at Eastgate, Little Island	More specific zoning to allow for commercial/retail uses in line with the Retail Strategy. Change a portion of the industry zoning on I-01 to
2208	O' Flynn Construction	Rezoning of lands at Kerrypike	Submission that a 36 acre site be zoned for residential use. The site is adjacent to 1996 Development Plan town development boundary. It is suggested that the lands are serviced for drainage and served by an access road.
2209	Mr. Flor O' Riordan	Rezoning of lands at Kilmoney, Carrigaline,	Objects to open space zoning of most of site. Proposes re-zoning for residential, commercial and sports development on grounds that it would facilitate construction of town centre relief road; provide a better route for this road; in interests of equality part of site should be zoned for housing as per sites adjacent and across river; commercial development could facilitate expansion of Dairygold (if required); is a singular and strategic opportunity for the town.
2210	Mr. John O' Connell	Rezoning of lands at Knocknasuff, Waterloo, Blarney	Large site (165acres) south of Putland Bridge, Waterloo. Topography is good and has road access and water supplies. Sewer needs to be pumped. Proposed to either extend development boundary to incorporate land for housing or give a general zoning for low density housing out of town (dispersed) in order to ease one off housing
2211	Mr. Jim Davis	Rezoning of lands at Clogheen Cross, Co. Cork	Request that land currently designated as A1 greenbelt be designated as A3 greenbelt. It is argued that the land is not on skyline and would compliment the rest of the land in the village as a natural extension of the A3 greenbelt.
2212	Mr. Jim Davis, Building Contractors	Rezoning of lands at Knocknacullen, East/Hollyhill, Co. Cork	Proposed mixed density housing on 43 acres and 37 acres for active open space for private clubs. No comprehensive study done for northern fringe area. Severe shortage of land bank for housing delivery and release of land in the past has been ad hoc. Demand is high in the area and all satellite villages are full. Improved accessibility of the land through the Northern Ring Road, Blackpool by-pass and railway together with the proposed extension of north ring road.

No.	Submitter	Title	Summary
2213	Mr. Stephen Daunt	Issues in relation to the County Development Plan	Agree with protection of these areas - and limited ability to obtain planning permission. Concern with 'temporary planning permission' for mobile home - Council need to monitor these so that they do not become permanent. Possibility of including a monitoring of temporary permissions - especially for mobile homes in sensitive areas
2214	Mr. Kevin Hanley	Rezoning of lands at Rafeen, Monkstown, Co. Cork	Wishes land to be zoned A3 to facilitate development of houses for children. Points out adjoining land uses are a golf course and quarry, and owner has lived in area all life.
2215	Hibernian A.F.C.	Objection to bypass, Shanbally, Ringaskiddy	Objection by Hibernian A.F.C. in relation to road proposal at Shanbally, Ringaskiddy as the proposed route goes through the clubs grounds.
2216	Mr. Daniel Murphy	RPS No: 00134 Thatch House, Coolclough, Kanturk	Draft Record of Protected Structures no. 00134: The submission expresses concern that the notification was received after the closing date had passed for the grant scheme. The structure was renovated in recent years through private funding. The roof now needs replacement and the owner wishes to be considered for financial assistance. If this is not received, he would request that the structure be removed from the draft record.
2217	Mr Thomas Draper	Lands at Rathealy, Fermoy, Co Cork.	Request for unspecified development on lands east of the proposed Fermoy by-pass.
2218	Coleman Bros & MI McSweeney	Action Area Plan for Ballinacurra/Midleton	Submission requesting that substantial new land be zoned for development at Ballinacurra, Midleton. The submission covers various issues. The basis of the proposal is that the natural direction for the development of the town of Midleton is south eastwards towards Ballinacurra and the National Road corridor.
2219	Mr Kevin Buckley	Request that land be changed from current zoning to residential, Mallow	Request to change from industrial zoning (as per public draft) to residential.
2220	Bob Bennett	Zonings of lands at Glanmire	Proposed low density residential development. It is suggested that much of the land can be drained to Council sewer and water supply is
2221	G. Cronin, T Linehan, M Buckley	Lands at Kilcully/Dublin Pike	Proposed residential development on two parcels of land in the northern environs. It is argued that there is an established need for additional residential land in the area.
2222	Mr Michael Keane	Development Zoning at Ballinhassig	Site extends to 11.3 hectares and two options are proposed incorporating residential, commercial forestry and woodland (and playing pitch). Servicing to be provided by upgrading of existing permitted works or providing new unit on site. Proposed zoning is based on encouragement in Draft Plan for expansion of village settlements and limited capacity of village to expand due to topographical constraints.
2223	Mr Edward Twomey	Lands at Robertscove, Kinsale and South Cork Coastline	Proposes zoning of 130 acres at Roberts Cove for residential development and a variety of uses, and Action Area Plan to facilitate same, on grounds that has capacity to support a population of almost 30, 000 people; will improve employment sector and add to overspill from Carrigaline area; would contribute to sustainability and reliever pressure on other areas

No.	Submitter	Title	Summary
2224	Mr Jack O'Keeffe	Lands at Rochestown, Cork	This 20ha site at Oldcourt. Rochestown is proposed for residential use. The basis of the submission is that: land is available for development; public sewer available; water main available; stream to take surface water and easy access to south Ring road. In addition landowner is prepared to incorporate public walkway. Landowner experiencing demand for low density development and it is proposed to provide serviced sites aiming toward the upper end of the market.
2225	Coleman Bros Ltd	Zoning request at St Ann's Hydro, Blarney	Zoning is sought to facilitate the development of an hotel, sheltered housing, a medical centre and residential development. Drainage and water supplies are available. A pre-draft submission was received on this site (ref. 148).
2226	Rev Vincent O'Donoghue	Record of Protected Structure	This submission requests a declaration of the works that may be carried out on a structure (possibly RPS 00376).
2227	Donal O'Herlihy	Record of Protected Structures	This submission proposes four structures for inclusion in the Record of Protected Structures at Ballyourney.
2228	Noreen Lehane	Request for residential zoning at Kilbrogan Bandon	Site 2ha just north of Bandon Development Boundary at Kilbrogan. Seeks zoning for residential use.
2229	Cllr John Thuillier	Issues relating to Kinsale	Supports proposed development to the North and West of the town as contained in the public draft. Does not support the direction of local distributor route U-05 as contained in the draft. Also requests Nature Conservation designation for the area and the maintenance of views in the town. Two further general points are made, with regards to the inclusion of 'a comprehensive list of buildings and works' for preservation and a list of rights of way.
2230	Donal & Barbara Lordan	Request for residential zoning at Garrylucas, Ballinspittle	Request to zone a 2ha site for residential development at Garrylucas near Ballinspittle.
2231	Mr Donal Wall	Lands at Lahard, Whitegate, Midleton	Request to zone land as residential.
2232	Mr Fergus O'Donnell	Lands at Sheanliss, Cloyne	Request to zone 2.6 hectare field in Cloyne for Country Lane Development for a single dwelling. Follows an unsuccessful planning application.
2233	Mr. Damien O'Leary	Rezoning of lands at Mount Prospect, Douglas, Co. Cork	Request to zone a 25ha site for residential development at Mount Prospect, Maryborough Hill. Basis of submission is: a) all services needed for housing are in place including sewer and storm water, b) Site very convenient to link road, c) Carrigaline EA Councillors seem very favourable to plan.
2234	Mr Patrick Reen	Lands at Berrings	Request to rezone for land, adjacent to Berrings Cross, for residential, industrial and commercial development.
2235	Mrs Mary Walsh	Lands at Scartlea Upper and Rostellan	A request to look at a pre-draft submission from 1999. This part of the submission relates to the proposed residential development of lands at Scartlea Upper.

No.	Submitter	Title	Summary
2236	Irish Distillers Ltd	Expansion of Midleton Distillery	Expansion of Midleton Distillery. Submission was made in the run up to the development plan process. Their request has been agreed to and included in the Draft Plan. Further submission recognises the need for an inner relief road but requests that route U-02 be changed so it no longer runs through IDL lands.
2237	Mr. John Murtagh	Rezoning of lands at Abbeylands, Kinsale, Co. Cork	This 0.5 ha site is part of a larger field which is dissected by the UDC boundary. Requests that lands should be zoned for residential use.
2238	Mr Ger Long, Town Clerk	Issues relating to Bandon	Concern in relation to inadequate amount of land zoned for housing within Bandon and that not all of land zoned residential will become available. Proposal that all areas suitable for housing within the town boundary should be zoned for housing. Proposal for a second foot bridge should be included in the town plan. Amenity walks outlined in the plan will be of great benefit, and the completion of the Outer Relief Road from the Kilbrittain Road to Old Chapel should be made a priority - also Traffic Management within the town. More listed buildings should be included for Bandon town.
2239	Mr. James McNulty	Lands at Cooney's Road, Grange, Co. Cork	Proposes zoning of 5 acre site currently designated A3 greenbelt for low density housing on grounds that there have been several precedents for residential development in the vicinity; the site is close to the suburbs and recently rezoned land; would be in accordance with the ethos of the Residential Density Guidelines; would increase availability of housing in area of deficiency; can be road accessed; would provide a transition between suburbs and countryside; would infill gaps in ribbon development; etc.
2240	Passage Town Council	Issues relating to Passage West, Co. Cork	Passage West Town Council suggest the plan should be changed to incorporate Frank Benson Report (carried out for Integrated Area Plan); provide additional parking at Town Centre and Ferry; upgrade entire road system, including relief road on Pembroke Woods side, widening of road from Church Hill to Rochestown; provide better traffic management in Town Centre; zone entire waterfront for marine based activities; zone individual sites in wooded areas; zone area by golf course for residential; change text to describe recent development as high, rather than low, density; address doubts about adequacy of water supply; review population targets as they may be underestimates; recognise road at Laurel Hill inadequate to facilitate proposed relief road; provide park and ride, including water bus; redevelop old slipway; retain conservation of Raffeen Creek
2241	Carmel & David Garvey	RPS No: Ballyhoura Lodge	Draft Record of Protected Structures no. 00024: The submission points out that the structure is semi-derelict and in a bad state of repair and has been declared unsafe.
2242	Mrs. Margaret Lucey	Lands at Rylane, Co. Cork	Request to zone lands for residential use based on the potential redundancy of agricultural lands caused by a proposed infrastructural development and proximity to an existing village.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2243	Mr & Mrs O' Driscoll	Rezoning of lands at Coronea, Skibbereen,	Request residential zoning with approx 8.5 acres for housing and 4 acres for a treatment plant and the remainder of the site as a "Green Area" buffer between the Housing and the treatment plant
2244	Mrs Theresa Maher	Rezoning of lands at Aghada, Midleton	Request to re-zone lands from agriculture to residential, submission identifies the site as infill development matching the existing neighbouring residential areas.
2245	Mr. John O' Brien	Issus relating to Clonakilty, Co. Cork	Concern about the zoning of a site for residential use for the following reasons:- 1) Lack of integrated development plan for Clonakilty 2) Must have low density in Miles 3) 1996 Development Plan 4) Inadequate road access 5) Serious flooding 6) Lack of sewerage capacity 7) Lack of drinking water 8) Mixing industry and housing is improper planning
2246	Mr Bob Murnane	Lands at Ballybane, Co. Cork	Re-classification of scenic route (A 109) sought between the R586 and Kissaclarig which includes the route passing through Ballybane as it remains an obstacle to Windfarm development at Ballybane.
2247	Mr Maurice O'Sullivan	Request for residential zoning at Cloonlough, Mitchelstown	Request to zone lands for residential use.
2248	Mrs Kathleen O'Sullivan	Request for residential zoning at Cloonlough, Mitchelstown	Request to zone lands for residential use.
2249	Mrs. Kathleen O' Sullivan	Issues relating to proposed Mitchelstown Bypass	Concern in relation to U-01, western bypass of Mitchelstown passing through farm lands. There are other routes in Cloonlough which could be examined.
2251	Mr Ray McEvoy	Issues relating to Carrigtwohill	Submission refers to the new development and questions whether development has occurred as set out in the zoning map. Specifically the extent to which the residential development has impinged on the land zoned for open space (O-06)
2252	Mr Robert Travers	Record of Protected Structure No. 00750	Draft Record of Protected Structures no. 00750: The submission acknowledges the inclusion of Timoleague Castle on the draft record and proposes a number of other structures in the area for inclusion. These are the Church of the Ascension, Timoleague and Tomoleague House (part of the castel complex). The submission also states that the house was converted into a dwelling in 2001 with full planning permission.

No.	Submitter	Title	Summary
2253	South Western Regional Fisheries Board	Submission of the South Western Regional Fisheries Board	<p>Submission raises a number of issues:-</p> <ol style="list-style-type: none"> 1. Include 'Fisheries' in objective ECO4-1 (a) 2. Also include an objective to support measures aimed at developing fisheries of tourism, recreational and commercial importance. 3. Include an objective to support the use of various initiatives for the protection of water quality and habitat by private and public bodies e.g. Sustainable Urban Drainage Systems (SUDS) codes of good Practice etc. 4. Include an objective for control and management of surface and ground water resources. 5. Also River identified under the EU (Quality of Salmonid Waters) Regulation 1988 the Lee and Argideen should be included as should rivers of tourism and recreational fisheries importance - Bandon and Ilen Rivers. 6. Include objectives in this section (1) to adopt River Corridor/Linear Parks as amenity areas and for flood management control in urban areas. (2) Also include an objective to address the effects of physical land use practices on the water resource should be included in the plan.
2254	Mr James Collins	Zoning of lands at Ballycatten, Ballinspittle	Request to zone lands for development.
2255	Mitchelstown Business Association	Issues relating to Mitchelstown Co Cork	<p>Mitchelstown Business Association - request a Mitchelstown Town Development Plan which would look at economic and employment issues including employment base diversification and would also address the possibility of designating Mitchelstown as a Strategic Development Zone.</p> <p>Also request that industrial zonings would be provided and that the sewerage and water improvements would be commenced.</p> <p>Also there is a need for amenities and recreation development and broadband 'priority' status.</p>
2256	Residents of Ballywilliam Estate	Lands at Carrignafof, Cobh, Co. Cork	<p>Issues raised in relation to a proposed new residential zoning, concerns are raised about the possible impact of the new development on the existing houses.</p>
2257	Select Vestry	Church of Ireland lands at Schull, Co Cork	<p>This submission requests the provision of a Sheltered Housing Project and also a new rectory on this site (I-02 in Schull). Request that the proposed zoning in the Draft Plan (I-02) is changed to accommodate such provision as outlined in the Healthcare Facilities section in Chapter 6 of the Draft Plan.</p>
2258	Cahermone & Carrigshane Community Alert	Issues relating to Cahermone & Carrigshane Community	<p>Cahermone and Carrigshane Community Alert. This submission comments on initiatives which should be undertaken in the Cahermone and Carrigshane areas including provision of footpaths, provision of adequate lighting and speed limit for the area as well as traffic calming measures from Cahermone and Carrigshane etc.</p>
2259	Mr Eugene Murphy	Lands at Ardrostig, Bishopstown, Co Cork	<p>Request that lands currently designated as greenbelt be zoned for industrial purposes on the grounds that: land can be serviced; good access; land is similar to adjacent land zoned for</p>

No.	Submitter	Title	Summary
2260	O'Brien & Flynn Ltd	Lands at Sarsfield Road, Doughcloyne, Co Cork	Requests change from Light Industry & Warehousing to Retail Warehousing. Previously refused planning permission for retail warehousing, petrol station and shop on the same site. A 'An Bord Pleanála' Inspectors report which is supportive in planning terms to the use requested is enclosed with the submission. References are also made to the National Retail Planning Guidelines and the Members Draft Plan (Para 4.3.2 and 4.3.4).
2261	Classes Land Ltd	Lands are Knockanemore, Ovens, Co Cork	Request for residential zoning at Knockanemore, Killumney / Ovens.
2262	Mervyn Sweetnam & Mary O'Regan	Lands at Chetwynd, Togher/Bishopstown	Proposes residential development of 80 acres (currently identified as green belt A1), on grounds that there is a severe shortage of development land and a high level of demand; nearby satellites are full; southern villages inadequate; site accessible and serviceable; proximate to employment, services, and village core.
2263	Mr John O'Callaghan	Lands at Lisladeen, Berrings	Request to be removed from RHCZ to green belt A3 because of the proximity to the Berrings village and the need for further development
2264	O'Callaghan Properties	Lands at Rathpeacon - Northern City Fringe	Land is designated as greenbelt (A1). A portion of the land is presently zoned for industrial (I03) use. It is proposed to rezone this land residential so that the whole piece of land can be integrated. A site for the Mallow/Cork railway station is suggested on the land.
2265	Marcus O' Shea & Ruden Homes Ltd	Rezoning of lands at Lehenamorebeg, Pouladuff, Co. Cork	Proposes changing zoning of 60 acres from mainly green belt A1 and partly industrial to residential, on the grounds that development boundary has been too tightly drawn; site should be treated the same as adjacent sites which are zoned; the elevated part of the site could have a recreational use similar to the nearby zoned land, and this would form a natural boundary to the development area.
2266	Fosbern Manufacturing Ltd	Lands at Ballytrasna, Little Island	Comprehensive argument about the need for a mix of land uses and flexibility in employment zones quoting Cork city, Kilkenny, DunLaoghaire and Limerick as examples of flexible zoning for employment zones. Request for more explicit policies and objectives for the use of industrial area for a mix of uses such as office parks, technology parks etc.
2267	John & Maurice Walsh	Land zoning at Mitchellsfort, Watergrasshill	Land is 25 acres to the south east of Watergrasshill and will be just east of the new bypass road. At present it is far from existing development but will be brought closer by the bypass under construction. Water supplies will be available. The town needs an industrial zoning because there is none left from the 1996 Development Plan (see Variation 2001) Need to avoid the dormitory town being developed in Watergrasshill with no employment. Request for zoning of warehousing/service park
2268	Mr John Twomey	Lands at Baneshane, Middleton. Co Cork	Request that land be zoned for low density housing or light industry. However, the drawings submitted 22/04/02 seem to indicate a residential development is proposed.

No.	Submitter	Title	Summary
2269	Mr Terence Day	Lands at Aghada	No written submission made only plan outlining the site. It is assumed that the submission is to rezone from agriculture to residential.
2270	Mr Noel Walsh	Lands at Donemark, Bantry	Request land be zoned for low density housing. There is a shortage of good quality sites in the Bantry area The property is located in a "residential " area and safe access is provided.
2271	Mr Finian O'Sullivan	Record of Protected Structure No. 00920	Draft Record of Protected Structures no. 00920: The submission requests that the structure be removed from the draft record on the grounds that the interior of the building is in total decay and that the costs would force the owner to sell to a developer. The owner wishes to redevelop the site (as the shop area is too small for modern day letting) while retaining certain old features.
2272	MHL & Assoc	Zoning of lands at Ballincollig Castle	<p>Submission refers to a 8ha site just south of development boundary and adjacent to Ballincollig Castle. An industrial use proposed. In addition, the submission requests that green area (O-05) be changed to exclusion area. Submission notes approx 39 ha for Office based industry (incorporating green area) adjacent castle and proposed access route U-06. It is proposed (as an option) to link the site to the By pass.</p> <p>Basis of submission is a) interest from a number of parties in locating at this site, b) Council have commissioned foul system to serve lands in this area, (also studies into SWT have been carried out), c) by pass will reduce traffic on Kilumney Road, d) proposal would be constructed on a phased basis and at little expense to Council, e) potential for employment would increase, prompting further development of residential lands and serviced based sector, f) alternative is loss of major employer in Cork area, g) Site indicated is more suited to industry than the site located on the ring road (not clear what is referred to) and detachment from town, direct link to by pass and the possibility of future expansion enhances suitability over other lands, h) landowner seeking to have lands developed, preservation of castle lands would be incorporated into the development off the site.</p>
2273	Mr M Winifred Atkins	Re zoning of lands at Tonafora Dunmanway	Submission requests that the land be zoned for residential use . The site is approximately 9 acres in size and located in an agricultural area.
2274	Fr Bryan Shortall	Re zoning of lands at Woodview, Rochestown	Seeks residential zoning of land presently designated as greenbelt, mainly A3 and partly A1, on grounds that it would be in line with other zonings in the area; would consolidate the southern suburbs; would benefit from new sewerage scheme; and make an ideal infill low density development site.

No.	Submitter	Title	Summary
2275	Mr Brendan Murphy	Request for residential zoning at Knockabinna, Kinsale	Submission requests that a site on the road approaching Barrells Cross be zoned for residential development. The new public water scheme for the Ballinspittle area "would" run adjacent to this land. The site is level and not exposed. The applicant states that the area of Barrells Cross should be considered under the objective SPL 3-2 Established Village Nuclei and therefore should be included as a "Smaller Supporting Settlement" (see Para 10.3.2. In Volume 1) that will be development at a Local Area Plan level.
2276	Beara Action Group	One off housing in Rural Areas	Request by Beara Action Group for one off housing in rural areas
2277	Pat O'Farrell & Wm Baker	Lands at Railway Rd / Fermoy Road, Mitchelstown	Request to increase density from low to high.
2278	Mr Alan O'Donovan	Lands at Rochestown	Submission requests that lands at Rochestown to be zoned from greenbelt to residential on the grounds of: proximity to existing residential development; there is a shortage of residential land in Rochestown; there are services available; it is compatible with the principle of the Development Plan.
2279	Mr Jim Horgan	Lands at Ballincollie, Ballyvolane	Proposed to zone the land for residential development on the basis of making available land in the lifetime of the plan. The area has been transformed by improved transport links between employment zones (Little Island, Kilbarry etc and housing areas) and services are
2280	Mr Denis Walsh	Zoning of lands at Greenane, Kanturk	Residential zoning sought for Kanturk Town.
2281	Mrs Catherine Quealey	Objection to zoning of lands at Ballinacurra, Middleton	Concerned about the future development of Ballinacurra especially to the east of the village. The submission argues that the village has experienced phenomenal residential growth but with no improvements to the infrastructure, business or social amenities. Specific concern about the levels traffic and the lack of amenities
2282	Mr Donal Dilworth	Re zoning of lands at Blarney	Submission refers to a pre draft submission (00757BL). The land in question was not zoned in the Draft Plan and the applicant is asking that this decision is re-considered. The area of the site is 2.5 hectares in size. There are viable options for servicing and alternative access. Medium residential development is suggested.
2283	Mr Denis Murphy	Objection to zoning of lands at The Miles, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable 7) Noise level 8) Bord Plenala had refused housing in this location in 2001

No.	Submitter	Title	Summary
2284	Mr Peter Horgan	Lands at Ballincolly, Ballyvolane	<p>Arguments for the inclusion of land based on the need for additional zoned land on the north side of the city.</p> <p>The Cork Area Strategic Plan has called for additional land for housing and land is strategically placed on the edge of the zoned land in the northern environs</p> <p>Draft does not meet the requirement to zone sufficient land for residential development in the lifetime of the plan.</p> <p>Improved access to the northern environs</p> <p>Some land zoned don't come onto the market quick enough, therefore need to zone more land.</p>
2285	Hoburn Homes Ltd	Lands at Shannon Park, Carrigaline,	<p>Very detailed submission proposing that c40 hectares of land be zoned for residential, commercial, park and ride, and open space uses.</p> <p>Arguments made in favour of the proposal include draft plan proposals for development south of town unlikely to be available in time to meet short term need because of delays in road provision; traffic generated will overload roads to east and north of the town; no provision in plan for park and ride in Carrigaline, though one is proposed in Revised Draft Final Report of Cork Area Strategic Plan; in general development to north of town helps with distribution of traffic away from Eastern Relief Road; distinct possibility that some land to north of town will be required to meet shortfall if development to south of town is delayed; site large enough to accommodate wide range of mixed uses, and can be variously configured, including protection of ridge as landscape/screening feature; advantages to development of housing close to park and ride; currently available land will be exhausted in about 5 years; current green belt boundary does not take sufficient account of landscape features, and N28 and Shannon Park roundabout would provide a more natural and defensible boundary about north of Shannon Park</p>
2286	Donal Browne	Lands at Pembroke, Passage West, Co Cork	<p>Proposed redesignation of significant part of a designated open space (Passage West O-02) zoning for residential use, on grounds that owners had always intended to develop it; original small-holding use no longer viable; previous refusal of outline permission indicated some development would be permitted; decision will have significant impact on owner's family.</p>
2287	Farnanes Village Resident Group	Issues relating to Farnanes, Co Cork	<p>This submission is from 'Farnanes Village Residents Group' who wish to have their village included in the Local Area Development Chapter 10 - Macroom Electoral Area.</p> <p>Also request that development plan is amended to allow family members to build on land in the ownership of the family.</p>

No.	Submitter	Title	Summary
2288	Ms Geraldine O'Donovan	Development of lands adjacent to Clonakilty	Request for residential zoning which refers to a pre draft submission (514SK). It is claimed that the site is fully serviced with water, sewage and electricity. Nine acres of the site will allow for community development i.e. shops. Applicant feels that if this land is developed (including shops) any unnecessary traffic going into the town will be avoided. The site adjacent to the Darrara college and will address the housing needs of the students and employees. Applicant feels that the two sites (R-01 and R-02) zoned in the Draft Plan are not sufficient to meet the growing residential needs of the area.
2289	Mr Robert Travers	Scenic Landscapes & Routes	This submission requests an extension of Scenic Landscape along the Shores of Courtmacsherry Bay up river of Timoleague as far as Inchey Bridge. Also request designation of R600 from Knockbrown to Timoleague villages as a scenic route.
2290	J.J.O'Brien & Son	Mitchelstown Population Figures	This submission documents recent and ongoing development trends for the town of Mitchelstown. Population calculated in Draft plan to increase by 6.3% by the year 2011. This submission suggests a population increase more in the region of 35% a number of developments and employment (industrial sites) are also noted in
2291	Mr MI Coughlan	Lands at Clonakilty	Submission asks for pre draft submission (ref. 01893) to be reconsidered as part of the development plan process. No supporting information is provided and it is assumed that the request relates to residential development.
2292	Mr Liam Lynch	Request for zoning at Cloughdub, Macroom	Residential / Commercial zoning request adjacent to Cloughdub village, as part of Local Area Plan process.
2293	Old Barrack Road Residents Group	Lands adjacent to Old Barrack Road, Bantry	Request that the density of R-08 in Bantry be changed from medium density to low density. A number of points are made to support the request: access is limited; density for R-08 in Draft Plan is simply too high; and, from a tourism point of view, medium density on this site would be detrimental to the unique setting of the town.
2294	Mr Eamonn O'Regan	Request for residential zoning at Clonakilty	Request land be zoned for residential development.
2295	Rearour East Resident	observation on residential zoning in Bantry R-04	The Reenrou East Residents Association requests that residential zoning R-04 be removed, and replaced with an open space/amenity zoning. Reasons (1) Currently serves as an amenity area, (2) Proposed plans for a neighbourhood scheme for the area are at a planning stage, (3) "Current planning regs require significant amenity provision" and (4) Increased residential development in the area would add to the growing traffic problems of the area.

No.	Submitter	Title	Summary
2296	Mr Con Corcoran	Lands at Inniscarra	Proposes zoning for residential of 1 acre site at edge of built development and zoned as open space in the Draft Plan, on grounds that there was a previous planning permission (now lapsed) for residential development, and there is a current outline planning application for residential development. The writer mistakenly believes the site has been transferred to green belt in the Draft plan.
2297	Bord Iascaigh Mhara	Record of Protected Structures no. RPS 01001	Draft Record of Protected Structures no. 01001: The submission requests that the structure be removed from the draft record on the grounds that due to the changing requirements of health and safety the building will need to evolve over time. Placing the structure on the record of protected structures would slow down the ability of the Board to adapt accordingly.
2298	Mr Patrick Tierney	Lands at Midleton & Environs	This submission refers to land zoned for new housing, specific objective R-03 to the North of Midleton. The submission also includes more general comments about recent residential development in the area. Feel that R-03 is aimed at providing additional housing in an unsuitable area and will cause the local infrastructure to collapse.
2299	Mr Keith Bywater	Re- location of Cork Docklands	Against the re-location and expansion of the Cork Docklands to Monkstown Creek as noted in the Port of Cork Strategic Development Plan. These objectives conflict with the natural environment and promotion of tourism and recreation objectives as set out in the Draft Development Plan. Objection to the development and construction of the new dock and its subsequent operation. Emissions from the chemical plants are considered harmful to the local residents health.
2300	Mrs Myra Buckley	Route of Midleton Relief Road	Question about the route of the relief road U-02. The route as shown goes through their land between the distillery and the Old Youghal Road. Concerned that the route would split the farm in two and make it unviable to operate and will also
2301	Mr Paddy & Mary McAuliffe	Lands at Ardgehane, Clonakilty	Request residential development for "one or two family homes" thus helping to satisfy the local housing needs. This would contribute to the economy of the local community on a year round basis while at the same time counteracting the imbalance of holiday/second homes ratio to full-time homes in the area.
2302	Mr John Lyden	Issues relating to Coastal Zone Ringabella-Kinsale	This submission relates to three main areas conservation, Coastal Zone and Protection of Bird Habitat issues. It makes reference to areas which are natural habitats for a number of bird species. In short it makes four recommendations for the development plan: 1) encourage use for cereals crops 2) encourage limited sheep and cattle grazing 3) severely restrict new development 4) severely restrict the removal of hedgerows
2303	H buttimer, D Lordan, V Kingston	Lands at Clogheen Rural, Clonakilty	Request land be zoned for affordable housing

No.	Submitter	Title	Summary
2304	Residents of Annabella, Beechmount,	Issues relating to Mallow	Reduction in densities sought for residential sites R-06 and R-07 and also seeks study on related traffic issues.
2305	Residents of Kilknockin,	Lands at Mallow	Concerns expressed at impact of commercial zoning C-02 at Mallow, particularly with regards to building height / overshadowing and traffic.
2306	Mr Hugh Sherrard	Lands at Lissardagh, Macroom	Residential zoning sought within the townland of Lissardagh. Also requests a specific reference to the village in section 10.3.15 of the Draft Plan.
2307	Scoil an Chroi Ro-Naofa Parents Assoc	Issues relating to Castletownbere	Comment in relation to Footpaths and Cycleways in Castletownbere objectives INF 1-18 and INF 1-19 are noted. Request that both footpaths and cycleways be included in the draft plan maps for Castletownbere.
2308	Mr Noel O'Brien	Lands at The Miles & Clogheen, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable
2309	The Miles Resident	Issues relating to U-01 Relief Road for Clonakilty	Submission requests that the following points be addressed before including U-01 for Clonakilty in the final Development Plan: 1. Impact of road scheme on policies and plans. There is a lack of need for the relief road based on proposals for a town by-pass. The proposed road would do little alleviate traffic congestion in the town and would be premature and an unnecessary use of limited resources. 2. Traffic safety. The speed of the traffic on the proposed relief road is a major concern. 3. Existing land use. The construction of the road adjacent to existing dwellings counteracts the stated development strategy of maintaining high quality residential amenities and functions. It would also remove a large element of the passing trade from the garage with petrol pumps and forecourt located at the T-junction on the western side of the town. The Draft Plan should support and promote existing businesses. 4. Future Land use. The new road would be a precursor to the development of land on either side thereby increasing the possibility of ribbon development (both residential and commercial) which would take away from the character of the town. 5. Water quality and drainage. Clonakilty has a problem with flooding and the Feagle River does not have the capacity to allow for development on the western part of the town. Road construction would exacerbate these flooding problems. 6. Disruption to local residents and traffic due to construction of the proposed road.

No.	Submitter	Title	Summary
2310	Mr William Murphy	Request for residential zoning at Grenagh South	Land is located in Grenagh village and new zoning will support the services already provided New houses built are already sold and there is high demand Land could be connected to the existing infrastructure services Environmental protections can be put in place
2311	Mr Fergus Smith	Lands near Shannonpark, Carrigaline	This submission proposes that lands near Shannonpark, Carrigaline be designated as A2 Greenbelt instead of A1 Greenbelt as proposed in the Draft Plan.
2312	St Senans Senior Citizens Committee	Issues relating to Sheltered Housing for the Elderly	Request from St. Senans Senior Citizens Committee that land be set aside for housing for the elderly on large estates.
2313	Manor Hill Residents Association	Lands at Carrigrohane Co Cork	Submission relates to R-05 a 1.7 ha site zoned for residential at Poullovane, Ballincolloig (adjacent Manor Hill Estate). Objection based on: proposed development of lands could not be serviced from traffic safety viewpoint. The proposed access is through the Manor Hill estate, which is inadequate to serve existing estate, due to inadequate width (6m) and on street parking. Increased traffic would result in hazard Adequate open space for the manor Hill estate have not been provided. The open space shown as part of Manor Hill Estate planning permission (ref 2232/89) has never been provided and therefore there has been a significant amenity deficit. Accordingly open space has been confined to marginal areas adjacent road network. Further access through estate will heighten danger to children.
2314	Niamh M. Murphy	Lands at Roseanne, Collymurraghue, Carrigrohane, Co Cork	Land has had a planning refusals and Bord Pleanala refusal for a house in green belt. Decision is inconsistent because proposed site is below others that have been approved and that the zoning should be A3
2315	Mr Frank O'Brien	Issues relating to Kerry Pike Co Cork	Requires a comprehensive village plan for Kerry Pike as services are closing down (post office, two shops and daily bus service).
2316	Mr Michael F Kelly	Issues relating to Protected Structures	This submission objects to zoning of land east of Muckridge House as Industry / Enterprise because of impacts on the setting of the House. It also proposes a number of other structures for inclusion in the Record of Protected structures and gives information on other structures in the draft record.
2317	Mr John O'Halloran	Request for zoning at Gortroe, Youghal	The submission requests the zoning of a one hectare field to allow residential development on the site.
2318	Mr Ger Ryan	Record of Protected Structure No 00185	Draft Record of Protected Structures no. 00185: The submission requests that the structure be removed from the draft record on the grounds that the owner has plans to extend the house to accommodate the size of the family. Concerns are expressed that if the structure is included in the record these plans would no longer be possible to implement. Owner would be forced to sell the property if they cannot extend.

No.	Submitter	Title	Summary
2319	Mr Pat Tuohy	Request for zoning at Shanbally, Ringaskiddy	Proposes residential zoning of land currently identified as existing agriculture on grounds of suitable location for housing - between industrial zoning and existing sports ground and housing, with good facilities nearby, and readily serviceable; adjacent sports pitches zoned for housing will not be developed; ample sports provision in the locality; will not affect proposed bypass; writers children will be lose their inheritance and be forced to live elsewhere if request not granted; would provide homes near jobs and hence transport burdens;
2320	Comogue Marsh Protection Group	Issues relating to Kinsale	This submission deals with a number of issues for the Kinsale area including N.H.A. and Hedritage sites, and development of holiday homes and individual houses (one-off's). Pollution from fertilisers, slurry and the clearance of hedges and habitats and Fish farming - pollution and threats to wild fish stocks. Also roads and motorways are causing environmental damage in the area.
2321	Mr J G Hewison	Request for zoning at Freemount Rd. Kanturk	Request for residential zoning.
2322	Martin Hanley	Lands at Ballyvinter, Lower Mallow, Co Cork	Request for extension of residential zoning.
2323	Mr Kevin Hanley	Objection to proposed road	Objects to proposed access road to bypass, on the grounds it bisects the land which he intends to develop as housing for his son and daughter.
2324	Mr Martin Myler	Request for zoning at Knockanmore, Ovens	Submission requests that land be zoned for residential use. The development includes 45 detached and 12 terraced type houses.
2325	Tim Walsh & Ballycummin Construction	Lands at Grange, Kilmoney Rd, Ovens, Cork	Submission requests that the land be zoned for development in the Development Plan.
2326	Mr Brendan Smyth	Lands at The Miles Clonakilty	Urban sprawl near the edge of town should be prevented to allow a distinction between the town and countryside. Objection to R-03 zoning in Clonakilty environs - as it contravenes the Strategic Principles - Settlement Policy (b) and (d) and also the Department's Guidelines in relation to densities (Chapter Six - 6.1.16). Need to plan in conjunction with the Clonakilty Town Council to make sure that orderly development of the town. U-01 will be a traffic hazard because it will increase the speed of the traffic that enters the town
2327	Carrigaline Community Association	Issues relating to Carrigaline, Co Cork	This submission lists a number of issues related to Carrigaline, including the environment, residential zoning, industrial zoning and amenities. The submission raises the concern that the road infrastructure is inadequate and that the new housing zoning would reduce the rural amenities of these areas. The removal of hedgerows, trees and some bronze age structures should not continue. More landscaping should be applied at the service stages to industrial developments. Lack of amenities a problem in Carrigaline, sports grounds located outside the town will not be used because of distance.

No.	Submitter	Title	Summary
2328	Mr Liam Fitzgerald	Lands at Ballyedmond, Midleton	Request to zone a large area of land to the north of Midleton for housing. Very short submission states that the development will be similar to the existing
2329	Mr Denis Carey	Lands at Scartlea Lower, Saleen, Cloyne, Co Cork	Request to zone land close to the village a Saleen for residential development.
2330	Land owners in Ballyvolane	Lands at Ballyvolane, Co Cork	Request to zone lands for residential use, based on a number of factors including demand and availability of residential lands, infrastructure provision and proximity to services and employment.
2331	Mr Denis Cronin	Lands at Clodagh, Crookstown, Co Cork	Request for residential zoning.
2332	Mr Anthony Horgan	Lands at Lahardane, Ballyvolane, Co Cork	Proposed housing area in the Northern Environs. It is argued that demand for housing in the area has not been met.
2333	Mr William Magnier	Record of protected Structures - Douglas House, Kilworth Co Cork	Draft Record of Protected Structures no. 00252: The submission requests that the structure be removed from the draft record on the following grounds: the house has been much altered over time (including both demolition and extension); some windows have been replaced with weather glaze as opposed to the more traditional single glazed timber frame; the entire house has been re-roofed and the owners intend to keep it that way as they have to live in it.
2334	Mr Harold Johnson	Lands at Carrigaline	Submission refers to a small site 'for one house' which straddles development boundary, and a larger site of 1.6 hectares, predominantly in the green belt, of which the smaller site forms part. Proposes zoning for residential development on grounds that there have been many developments in the vicinity, including a large estate and houses further out of the town; willing to consider various sewerage options; is within 30mph limit, road access could be altered; owner local resident since 1928.
2335	Mr Dermot J. Twomey	Proposed Access Rd and Residential Zoning at Lackaroe, Glenbook	Claims that residential zoning and proposed access road (presumably Passage West R-08 and U-02) are senseless and absurd, excluding any consideration of public cost..
2336	Patrick Lehane	Lands at Castletreasure, Douglas	Submission requests that lands at Castletreasure designated as greenbelt should be zoned for residential development because: demand for large sites in the area; the site could be landscaped; such developments have included in greenbelt areas in other countries with considerable success.
2337	Millstreet & District Housing Assoc	Lands at Clara Rd Millstreet	Request to rezone from open space to residential (homes for the elderly). The land is adjacent to the Conon O' Donovan centre for the elderly.
2338	Mr & Mrs Jim McAuliffe	Lands at Ballinspittle	Request residential development. Planning permission was granted in 1995 for one dwelling for a family member (permission was taken up and has since elapsed). A site description and an indicative map are also supplied.

No.	Submitter	Title	Summary
2339	Burns Family	Monkstown Creek & Oyster Bank objection	This submission contains a number of letters of objection to the proposed Port development at the ADM jetty and Oyster Bank. This submission notes that the proposed Port of Cork development is inconsistent with a number of environmental specific objectives - including - ENV 2-1, 2-2, 2-3, 2-5 and 3-5 and it is also inconsistent with the proper planning and development of the area.
2340	Mr Michael Moynihan	Re zoning of lands at Lower Killeens	Proposal by a local resident for land to be used for (one off) housing. The site is bounded by A3 Greenbelt and is well serviced.
2341	David & Carmel Garvey	Lands at Castle Hill, Dromina, Co. Cork	Request that the land in question be included within the town development boundary and be zoned for residential development.
2342	Denis & Hazel Lavery	Objection to zoning at Miles/Clogheen, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable 7) Noise level 8) Bord Plenala had refused housing in this location in 2001
2343	Kilmurry Historical Society	Issues relating to Kilmurry, Co. Cork	This submission argues that three sites in Kilmurray deserve National Monuments status
2344	Mr John R Delaney	Lands at Carrigtwohill	Site is zoned as existing residential in the Draft Plan. The site is currently used as a bar, restaurant and dance hall. It is requested that the area be zoned for residential / commercial.
2345	Wm & Elizabeth O'Brien	Lands at Mitchelstown	Objection to proposed residential area R-02 at Mitchelstown as contained in the Draft Plan. Objection is based on an assumed loss of privacy, adjacent green areas and a subsequent devaluation of property.
2346	Edward & Breeda O'Brien	Lands at Castle Lodge Farm, Mitchelstown	Objection to residential zoning R-02 in Mitchelstown, with the aim to retain lands in agriculture.
2347	Mr Alan Navratil	Lands at Ballinacurra, Midleton, Co Cork	This submission deals with energy recovery, waste, design and house types issues and requests that additional lands be zoned. Request that lands outside the development boundary be zoned for residential development in the long term and mineral extraction in the short term. The land identified represents an extension of zone R-13 to the west and it is argued that the extension will facilitate the development of R-13. Also call for de-listing of property - Ballinacurra House.

No.	Submitter	Title	Summary
2348	Mrs Delia Murt	Issues relating to Draft Development Plan	This submission does not comment on the existing draft development plan rather requests that a number of issues are addressed. This issues vary from protection of the built heritage and granting permission on farm holdings to environmental protection of hedgerows, native species tree and hedgerow planting.
2349	Harbour Heights Res Asso	Issues relating to Kinsale, Co Cork	Request for additional amenity and infrastructural provisions in the Kinsale Environs. Further clarity is sought on medium density specifications.
2350	Barrys Boreen Residents Assoc	Issues relating to proposed road on behalf of Barrys Boreen Residents Assoc	Objection to a through road from the Northern end of Barry's Boreen to the Cork Road (N8). The 1996 Development Plan broke the link between Barry's Boreen and Cork Road (U-09).
2351	John J Fleming Construction	Lands at Gullanes, Clonakilty, Co Cork	Request to zone lands from a non-specified zone to residential. Proposals for nine individual residential sites and possible site layout has been submitted.
2352	Patrick O Keffe	Lands at Kilshanny, Mitchelstown, Co Cork on behalf of Mr Patrick O Keffe	Representation to have lands rezoned for 'development'.
2353	Baltimore Harbour Cottages	Lands at Baltimore, Co Cork on behalf of Baltimore Cottages Ltd	Requests land in question to be zoned for tourist/housing use
2354	Carrigaline Enterprise Board	Issues relating to Carrigaline	Traffic growth in Carrigaline has become a problem as the road network and public transport have not kept pace with development. A needs study of residents needs to be considered. Urgent need to provide a wide range of amenities for the residents of Carrigaline - include provision of large new indoor sports arena, areas zoned amenity/part industry near GAA pitches should be zoned Amenity and be developed for further pitches.
2355	Mr Winston Hobbs	Lands at Castle Road, Ballincollig	Submission claims that land has benefit of permitted industrial usage and feels that the proposed 'existing residential' zoning is inappropriate and that it should be zoned existing industrial. It is claimed that this site was zoned for commercial usage and which is now zoned for residential. It is argued that the site has full planning permission for the truck depot usage and is concerned that the zoning will affect the business.
2356	Dermot & Sheila O'Sullivan	Lands at Ballycureen, Kinsale Rd. Cork	Submission requests that lands at Ballycureen, Kinsale Road, designated as greenbelt in the Draft Plan should be zoned for residential development on the grounds of: The Bacon Report; Contours of land are suitable; Land is serviceable.
2357	Airtricity	Issues relating to Wind Energy Policy	Submission from Airtricity - Contains a number of points to be considered in relation to the wind energy policy for County Cork. This submission also points out the economic - infrastructural benefits of Wind Farm development. Altener Study noted - also PPU report on the Altener Study and comments on Onshore vs. Offshore wind farm development (Arklow Banks project)

No.	Submitter	Title	Summary
2358	Mr & Mrs D Murphy	Lands at Woodview, Rochestown	The submission proposes that lands at Woodview, Rochestown be zoned for residential development. The land is currently designated as greenbelt. It is argued that this would consolidate the southern suburbs and that it is an
2359	Mrs Madeline Scully	Lands at Dromboe, Bantry	Proposal for low density residential development based on the following comments; lack of availability of sites in Bantry, Zoning of this land would provide for lack of sites, Water and sewerage are available on the edge of the public road near the lands.
2360	Pfizer Ireland Pharmaceuticals	Request for Special Local Area Plans for Ringaskiddy & Shanbally	Supports the comments in relation to the need to address the enhancement and development of Ringaskiddy. Request by Pfizer Ireland Pharmaceuticals to be involved in the consultation of the local area plan for the Ringaskiddy and Shanbally areas. Also, request that the draft plan includes two Special Local Area Plans (1) Raffeen, Upper and Lower Shanbally and Coolmore Cross Roads. (2) The second encompasses the village of Ringaskiddy and the area adjacent to Ringaskiddy National School.
2361	Mr C McGrath	Lands at Woodview, Rochestown	The submission proposes that lands at Woodview, Rochestown be zoned for residential development. The land is currently designated as greenbelt. It is argued that the site would be suitable for low density infill development and that it would consolidate the southern suburbs.
2362	Bantry Town Council	Issues relating to Bantry Town	Proposed changes to draft plan zonings in Bantry: (1) Cnoc na Muck area between R07 and R10 and part of Mr Richard Deasy's Land on the western side of the Relief Road to be zoned for low density residential. (2) C-01 Proposed Harbour, Marine & Leisure Development to include temporary halting site. (3) R10, R11, R09 Medium Density Residential
2363	Mr Brendan Cronin	Lands at Castleredmond, Midleton	Request to zone further land to the South of Midleton, between the ring road and Ballynacorra Village for residential development. Two plots one to the north and one to the south of R-08 and will be able to link in with the infrastructure that will be put in place for the development of R-08
2364	John & Criona Twomey	Lands at Garraneboy & Laherdane, Whites Cross	A 92 acre site near Whites Cross to be designated as A3 greenbelt to satisfy the demand for housing in the area and reduce the conflict of ribbon development. Proposed to plant woodlands in with the houses. It will provide a transition between the city and the green belt at Whites Cross. There are limited site available for the establishment of low/medium density housing areas.
2365	Ann Roper	Lands at Cloghphilip, St Annes Hill, Cork	Submission requests that this 12 hectare site be zoned for residential development. Much of the land is serviced and access is established by the existing road network.

No.	Submitter	Title	Summary
2366	Bride View Developments Limited	Lands at Waters-land South, Kinsale	Requests that a 13.75 hectare site is designated for residential and commercial / community facilities. It is stated that the zoning I-02 which makes up for a third of the overall site is zoned to "retain the industrial zoning of the 1996 Development Plan". "There is little demand for industrial units in Kinsale" and "it is not strategically important to promote industrial development in Kinsale". It is stated that residential development would be the most sustainable option.
2368	Mrs. Joyce Kingston	Rezoning of lands at Rathmacullig, Cork Airport	It is proposed to rezone lands currently zoned for greenbelt to industrial-enterprise on the grounds that: it is modest in size; it will encourage employment and economic activity.
2369	Mr Noel Hurley	Lands at Lotamore, Co. Cork	Request for land presently designated as A1 greenbelt to be zoned for residential development for the following reasons: grounds are suitable for high quality housing with good southerly views over the estuary; land would only support low density wooded housing but has good access to Glanmire Road, water supplies and sewerage. It is an integral part of the city and would not erode the green belt between Glanmire and Cork city.
2370	Mr Eamonn Grainger	Lands at Halfway, Ballinhassig	A 8 ha site at Halfway is proposed for residential development / mixed use for mixed use. Submission is based on: reference to Objectives SPL 3-1,3-2,&3-3 Supporting Rural Villages; number of current applications, following which more land needs to be made available, in order to sustain steady growth in village; submission conforms with principals of Village development.
2371	Bantry Bay Coastal Zone Charter	Issues relating to Draft Plan	This is a very comprehensive submission which details with all of the objectives which relate to the Bantry Bay Coastal Zone Charter. The submission notes possible changes to the wording of some Specific Objectives and also notes where additional objectives may be included. It also notes that there are no objectives which deal with Forestry and the Roundtable have prepared an objective for forestry
2372	Fleming Construction	Lands at Inchydoney, Clonakilty	Request for site to be zoned for residential use.
2373	Mr Robin Smith	Lands at Glehahulla, Mitchelstown	Request for zoning at Glenahulla, Mitchelstown. A number of points are included in support of this proposal including location, proximity to services and housing demand in the area. Some planning history of the site is also included
2374	Charleville & District Assoc for the Handicapped	Lands at Charleville	Request for change from commercial (as per the Draft Plan) to educational zoning.
2375	Mr Michael Healy	Lands at Ballyvinitier Lower, Mallow	Mixture of residential and commercial zoning sought on lands adjacent to the proposed Mallow Northern Relief Route.

No.	Submitter	Title	Summary
2376	John & Ann Daly	Record of Protected Structure No 01273	Draft Record of Protected Structures no. 01273 : The submission requests that the structure be removed from the draft record on the grounds that it would make the building more difficult to sell, should the owner be forced into such a decision. The owner has been finding it difficult to get planning permission to build a single storey extension to the rear of the structure and if he does not succeed he may be forced to sell. In any event the owner has no intention of interfering with the structure to the extent that it would damage the character of the structure.
2377	J.P Hedigan	Lands at The Miles/Clogheen, Clonakilty	Objection to proposed development until the following issues are addressed:- 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) a mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable
2378	Mr. Peter O' Sullivan	Rezoning of lands at Ballyvergan East, Youghal	Request to zone land for residential / recreational use. The submission is based on the sites proximity to the town of Youghal, access to infrastructure, the existing local demand for housing and the fact that the area is part of land already zoned for housing.
2379	Ms Meave Dwyer	Lands at Upper Rochestown	The submission requests that lands at Upper Rochestown be rezoned for residential on the grounds that: it is adjacent to other housing; it is infill and would complement existing housing.
2380	Mr. Pat & Ann Hanlon	RPS No: 01124 Thatch House, Drominagore, Kanturk	Draft Record of Protected Structures no. 01124: The submission requests that the structure be removed from the draft record on the grounds that it would affect the sale value of the property; that the owner would not be able to carry out necessary work from a health or financial point of view, that the owner would be willing to continue to maintain the structure in the manner that they have done in the past. The owners suggest that it may be protected in the future after they sell on.
2381	Mr Winston Hobbs	Lands at Maglin Bridge, Ballincollig	Submission asks if lands at Maglin Bridge, Ballincollig have been rezoned from greenbelt to residential and asks for confirmation that this is
2382	Halfway Development Assoc	Issues relating to The Halfway Village	Halfway Development Association want to be consulted in the preparation of the Local Area Plan for the Bandon Electoral Area.
2383	Dept of Arts Heritage Gaeltacht & the Islands	Regarding Archaeological & Historical Heritage	This is a comprehensive submission from Duchas archaeology planning unit. It refers to the 2000 Planning Act, recommends changes in wording to reflect the importance of archaeological heritage and the need for liaison with Duchas and suggests that a specific section called archaeological heritage be included. Also suggests that the Record of Monuments and Places be shown on the maps in volume 4 of the plan.

No.	Submitter	Title	Summary
2384	Mr Nicholas Stout	Record of Protected Structure No 00687	Draft Record of Protected Structures no. 00687: The submission objects to the inclusion of the structure on the draft record and requests a more detailed comment on the house and what exactly is protected. The submitter also wishes to know whether the interior is also protected.
2385	Mr Finbarr O'Callaghan	Lands at Knocknapogree, Kinsale	This submission refers to zoning proposals that are not part of the Draft Plan. A request for residential zoning is implicit in this submission.
2386	Beamish & Co. Architects	Rezoning of lands at Kilcolta, Crosshaven	The submission asks that lands at Kilcolta Crosshaven be rezoned - no development or zoning specified in the Draft Plan. Two points are made in support of the request, the road in the area has been upgraded and the site is adjacent to but not overlooking the sea
2387	Beamish & Co. Architects	Lands at Kilcolta, Crosshaven	Submission requests that lands at Kilcolta, Crosshaven, currently designated as greenbelt, be zoned for residential development on the grounds that the lands are adjacent to existing residential development and the development will contribute to the amenity of the area.
2388	Mr John Cunningham	Lands at Knockattigan	Request change from Agriculture to reflect existing residential use, supported by planning permissions.
2389	Mr Michael Farrell	Lands at Parkmountain and Glanaradotia, Youghal	Request to re-zone I-05 from industrial to residential. The submission states that there has been little interest in developing the site for industrial use and suggest that a residential zoning is more appropriate.
2390	Mrs Mgt Farrell	Lands at Clashadonna East	Request for land between the ring road access route and the development boundary to be re-zoned from agriculture to low density
2391	Youghal Shipping & Storage Ltd	Lands at Green Quay, Youghal and Youghal Mudlands	Submission relates to land to the North of Youghal. Request change from established primarily educational / institutional / civic to reflect existing industry/enterprise zoning.
2392	Mr Daniel O'Connell	Lands at The Glen, Glenbrook	The submission refers to objective U-03 in Map 25-1 which proposes a right of way over lands in 'the glen'. The submitter objects to U-03 because he claims he is the owner of the land and does not want the public on his lands.
2393	Mr Brian Donegan	Lands at Coolyduff, Inniscarra	This submission relates to the Coolyduff area which is included in the Metropolitan Cork Greenbelt maps in the Draft Development Plan (mostly A1 and part A3). The request is in relation to the criteria for people (children of landowners in particular) to build in the Greenbelt area where descendants of a working farmer would not be excluded planning permission for a house.
2394	Mr John Donegan	Lands at Collyduff, Inniscarra	This submission relates to the Coolyduff area which is included in the Metropolitan Cork Greenbelt maps in the Draft Development Plan (mostly A1 and part A3). The request is in relation to the criteria for people (children of landowners in particular) to build in the Greenbelt area.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2395	Mr Alan Navratil	Record of Protected Structures- no 00522 Ballinacurra House	Draft Record of Protected Structures no. 00522 : The submission requests that the structure be removed from the draft record on the grounds that even though the site has Norman significance, the house is far more recent and has little to commend it architecturally. Also, the house is poorly constructed and only essential care and maintenance has been carried out because restoration to its original flawed design would be costly and would make no improvement to the performance and comfort of the house. Serious concerns are also raised about the small level of funding available.
2396	Mr Niall Leahy	Lands at Castleredmond, Midleton	Request to zone an area of land South of Youghal Road (opposite R-04) for residential development. A number of points are raised to support the zoning of this land, highlighting the services that are easily available and demonstrating that the site represents a natural progression in the growth of Midleton.
2397	Monkstown Amenity Assco	Development of Rafeen Creek	The submission is lodging an objection to Monkstown Bay and Rafeen Creek development by Port of Cork Harbour Commissioners and supports the submission of the Passage West Town Council.
2398	Mr Thomas Breen	Lands at Woodview, Rochestown	The submission proposes that lands at Woodview, Rochestown currently designated as greenbelt be zoned for residential development on the grounds that: it would be in line with other zonings in the area; it would consolidate the southern suburbs; there is a new sewerage
2399	Mr Gerard O'Brien	Lands at Loughatalia, Midleton	This submission is a request that land be zoned for low density residential development. The land is to the south of Midleton and Ballinacurra and is outside but contiguous to the town development boundary. The submission argues that further development would support the role of Ballinacurra as a 'rural village' in line with the text of the development plan. That the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.

No.	Submitter	Title	Summary
2400	Pfizer Ireland Pharmaceuticals	Development in Ringaskiddy	<p>A detailed submission by a pharmaceutical company, supporting the objective of ensuring that sufficient suitable land is made available for large scale industry including the pharmaceutical sector in Ringaskiddy, but arguing that the existing zonings are inadequate for this. It also stresses the importance of being in a position to offer certainty of availability readily developable land in the competition with other localities for new investment and projects.</p> <p>Existing zonings, it is argued, are variously constrained in their potential for process industry uses by topography and landscape sensitivity; fractured patterns of ownership; divided into small usable areas by utility wayleaves, etc. Proposes zoning for industry two parcels of land already in ownership of the company, including parts of that currently used for agricultural, amenity and recreational uses. The submission is at pains to stress that it is committed to continuing to provide amenity/recreation uses, and believes that the site can be reorganised to facilitate industrial expansion without a significant reduction in recreational open space. Some of this recreational space would be relocated so that it provides a buffer between the proposed industrial development and housing at Shanbally, and screening from the road and other locations.</p> <p>The submission goes on to say that the company envisages developing a range of facilities, including offices, laboratories, warehouses, primary and secondary manufacturing, associated facilities and infrastructure.</p>
2401	Ms. Joanne Browne	Rezoning of lands at Caroo Lower, Coachford,	Residential zoning request for lands at Caroo Lower (T1.), Coachford.
2402	Mr Dan Carroll	Lands at Ballincollig	Submission requests that lands at Ballincollig be rezoned from industrial to residential on the grounds that: extra residential land is required to accommodate Ballincollig population growth; the development boundary is drawn too conservatively which leaves a strategic land reserve for further residential development; the proximity of the site to established and new residential areas renders it suitable for residential development.
2403	Mrs Mary Coleman	Lands at Rathduff, Grenagh	Request to zone land from unzoned land to residential. A list of criteria which fall under the Objectives SPL 3-1 to SPL3-3 are listed as reasons why this site should be zoned
2404	Mrs Susan Healy	Issues relating to Lower Harbour Development	<p>Against the re-location and expansion of the Cork Docklands to Monkstown Creek as noted in the Port of Cork Strategic Development Plan. These objectives conflict with the natural environment Objectives ENV 2-1, 2-2, 2-3, 2-5 and 3-5 as set out in the Draft Plan. Curlane banks breeding grounds for fish.</p> <p>Objection to the development and construction of the new dock and its subsequent operation. Emissions from the chemical plants are considered harmful to the local residents health.</p>

No.	Submitter	Title	Summary
2405	Passage West Area Developmetn	Issues relating to Passage West	This submission basically requires a more detailed analysis of Passage West. A new town centre plan is to be drawn up which will deal with Compulsory Purchase Orders for buildings and upgrading of internal roadways and traffic management.
2406	John, Luke & Nora McCarthy	Lands at Gullane, Clonakilty	Request that land in question be rezoned from unzoned land to residential
2407	Dillon Mullins Co.	Issues relating to Kinsale	Concerns raised with regard to architectural preservation in Kinsale.
2408	Bord of Management	Lands at Kinsale	The request is for part of O-02 to be zoned for education/institutional. This submission supports the O-02 zoning but requests that part of the site be zoned for a new national school (relocation due to overcrowding). A feasibility report is attached to this submission.
2409	Ms Margaret Minehane	Lands at Curragh, Skibbereen	Request land in question be zoned for residential and light commercial . In line with pre draft submission (ref. 01107SK).
2410	Mr Peter Scanlan	Record of Protected Structure No 00433	Draft Record of Protected Structures no. 00433, Carrigarohid Castle. This submission, which is from a private group concerned about the state of the castle (not the owners), is supportive of the inclusion of the structure on the draft record.
2411	Anne Granville	Site at Scotch Lane, Model Farm Rd	Submission requests that a site at Scotch lane, Model Farm Road which is currently designated as greenbelt be zoned to allow residential development on the grounds that the site is close to existing residential development and the site serves no useful purpose as open green area.
2412	S. J. Dogg	Issues relating to Annaghmore	Support of plan which did not identify Annaghmore as a location for a new town for environmental, social and geographical reasons.
2413	Sean & Mary McDermot	RPS NO: 00770 Thatched House, Killasseragh	Draft Record of Protected Structures no. 00770 : The submission objects to the inclusion of the structure on the draft record on the grounds that it has been well maintained in the past without such a designation and will continue to be well maintained.
2414	Charlie Ryan	Rezoning of lands at Knockbrogan, Bandon, Co. Cork	Request change of zoning from established agriculture to residential. The site is on the outskirts of the town of Bandon. It is close to a largely existing residential area. Safe road access and proper services will be available to the site. The site if developed will contribute to the urban landscape of the town. "This site serves no useful purpose as an open green area."
2415	Cheshire Homes	Lands at Glanmire	Land is situated on outskirts of Cork city and adjacent to the Cheshire Homes; Site is elevated with good views and mature trees; Proposed development will assist the home to funds expansion programmes.
2416	Mr. Joe & Elizabeth McMahan	Issues relating to Mitchelstown	Concerns relating to proposed residential zoning (R-02) in Mitchelstown, based on 'rural setting' , access, availability (with regards to development land supply) and local environmental grounds.
2417	Mr. John & Lena Fox	Issues relating to Mitchelstown	Opposed to residential zoning (R-02) in Mitchelstown, based on 'rural setting' and traffic implications of proposed zonings.

No.	Submitter	Title	Summary
2418	Ms Kathleen Chambers	Development at Clogheen Clonakilty	<p>Objection to proposed development until the following issues are addressed:-</p> <ol style="list-style-type: none"> 1) Flood control study implemented 2) Lack of sewerage capacity 3) Inadequate road infrastructure 4) High density is inappropriate 5) Clonakilty has more than enough land zoned for housing (x2) 5) Mix of industrial and residential zonings will be improper planning 6) Alignment of relief road is undesirable
2419	Mr Donal O'Brien	Issues regarding Passage West & Rochestown	<p>This submission queries the overall demographic projections for the area and also the various implications of this growth, such as traffic generation and greenbelt erosion. It is noted that there is too much zoning in Passage West in relation to inadequate existing infrastructure and local amenities.</p>
2420	John & Peg Fitzgerald	Observation and objection to Draft Plan	<p>Observations and objections to residential zoning (R-02) in Mitchelstown, with regards to privacy, 'rural setting', local environment, views and 'civil rights infringements'.</p>
2421	Southern Regional Fisheries Board	Observation on Draft Plan	<p>Problem with granting of planning permissions for developments with associated increased loading or inadequate municipal sewage treatment plant - notes that this is contrary to the main planning goals Volume 1 section 2.3.1. Draft Plan does not recognise that protection of the aquatic environment/habitat not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes. The board requests that the Development Plan provide for the maintenance and preservation of all watercourses in urban areas and insure that the amenity potential which watercourses provide in rural areas are protected for the future. River Management Policies should be integral part of any development programme and all waterways within the area should be considered as a natural resource requiring protection and development. Provide for the inclusion of the following: River Corridor Management Areas, Special Preservation Orders and Special Amenity.</p>
2422	Mr William Loftus	Observation on Draft Plan	<p>This submission outlines a number of infrastructure proposals in Cork County - for the Council's attention. Reference is also made to developing a new town at Whitegate.</p>
2423	Knockgriffin Residents Assoc	Development of Mart Field, Kennel Road, Knockgriffin, Middleton	<p>Submission raises various concerns about the substantial land zoned for industry/enterprise. Includes specific objective I-02, I-03, I-04, I-05 to the west of Middleton Town. The key concern is about the nature of development, the need for a buffer between the development and existing residential area, the need for community facilities, mainly for amenity uses and the main point is the effect of the development on the local infrastructure especially the road network.</p>

No.	Submitter	Title	Summary
2424	Mrs Sheila Morris	Request for zoning at Schull Rd Skibbereen	Submission relates to 30 acres of land adjacent to the western boundary of the Skibbereen Town Council boundary; Surrounded by other housing developments; Sick and tired of being asked for building sites.
2425	Mark & Una Newenham	Lands at Coolmore, Carrigaline	Submission asks that lands at Coolmore, Carrigaline, currently designated as greenbelt, be zoned for industrial development on grounds that: The new road U-02 bisects the property and isolates the site from the main body of the farm
2426	Lee Valley Eco-Label	Observation on Draft Plan	<p>The Lee Valley Eco-Label Project (LVELP) believes that Macroom should be promoted as the regional centre for the Lee Valley Area - and used as an excellent sustainable tourism destination. The LVELP also believe in the promotion of the regional character and culture of the Lee Valley Area as sustainable tourism destination.</p> <p>In relation to Section 7.3 - there is no mention of forestry or large scale plantations - these should be encouraged for rural development but should be planned to encompass a multi-functional forest strategy (mixture of species etc). Also in relation to waste management LVELP believes that there should be an overall waste management strategy for County Cork and that incinerators for domestic waste should not be built.</p> <p>These plans should promote regional identity and aim to preserve and enhance local heritage, culture and natural resources. The Local Area Plans should encourage a high environmental quality across all sectors, schools, community</p>
2427	Mr Bernard Egan	Lands at Water Rock, Midleton	This short submission relates to a request that land be rezoned from industrial to residential on behalf of a relative. A submission has also been received from agents acting on the same site (ref. 2608) requesting a rezoning from A1 greenbelt to mixed zoning (residential, commercial, social & industrial). A list of reasons why land should be rezoned are given.
2428	Donal & Veronica Murphy	Observation on Proposed New Road at Killeens Village	This submission objects to the route of the North Ring road on the grounds that a family home has been built near to the proposed alignment of the road in Killeens village.
2429	John J O'Sullivan & Assoc	Lands at Dunmanway North	Pre draft submission made in 2001 illustrating that the land could be satisfactorily serviced and is suitable for housing. It is proposed to develop 28 detached houses in a self contained village.
2430	Mr Kieran Ruane	Lands at The Miles, Clonakilty	<p>Housing is inappropriate for the following reasons :-</p> <ol style="list-style-type: none"> 1) Existing road network is inadequate creating a traffic hazard and endangering public safety 2) Drainage on the site is inadequate and development would be prejudice the public health and be contrary to proper planning and development. The flood study needs completion. 3) Proposed zoning of residential land to the west of the town will compromise the town's stated objectives of consolidating the town's residential and tourism functions.

No.	Submitter	Title	Summary
2431	Mrs Ailbie McGinley	Record of Protected Structure No 01259	Draft Record of Protected Structures no. 01259 : The submission objects to the inclusion of the structure on the draft record on the following grounds: there are a number of other structures in the area of similar merit that have been omitted; the owners do not think that the house warrants any particular merit as it has been altered and extended over a long period of time; the house was thatched with grant aid a number of years ago. Concern is also expressed about coastal erosion of the pathway between the house and the cliffs which could be eroded within 5 years without major construction work.
2432	Mr Mark Elms	Objecting to Monkstown Bay & Rafeen Creek	The submission lodges an objection to Monkstown Bay and Rafeen Creek development by Port of Cork Harbour Commissioners on the grounds that: it will destroy the natural foreshore; it will result in environmental pollution; the documentation submitted is deceptive; the commercial traffic is prejudicing the use of the harbour for recreational purposes.
2433	Mr Michael Hanlon	Lands at Upper Quarterstown, Mallow	Request to zone lands for commercial use, based on proximity to existing zoning proposals.
2434	Keep Ireland Open	Observation on Draft Plan	In general, this submission supports the objectives in Chapters 3, 7, and 5 (part). However it notes that there is no provision for Forestry, Rights of Way or Illegal Signs or Advertisements - as were outlined in the 1996 Development Plan. It is recommended that the policies regarding these issues be updated from that plan.
2435	Cork County Federation	Observation on Draft Plan	In relation to draft objectives SPL 3-4 and SPL 3-5 - this submission recommends active community participation and leniency for particular family and/or hardship circumstances within the Rural Housing Control Zone. Support also for sustaining rural communities by allowing people to build in their local area on suitable sites and local people having access to affordable sites. Balanced development must ensure that areas outside of the Cork Area Strategic Plan area are also incorporated. The Federation recommends the location of industry / enterprise within a 10-20 mile radius from rural areas and look forward to further discussion in this regard. There is general support for all the objectives in this chapter - a greater 'Partnership Approach' between Planners, Communities and Cork County Council is required. Housing Densities envisaged are not in keeping with village development. Recommended that a maximum of 24 houses per ha should apply and that adequate open spaces etc, are included. Housing for the elderly and the infirm - needs to be included here. Also, queries regarding Carrigaline, Rochestown/Douglas areas - residential development permitted in spite of lack of recreational and infrastructure. Derelict Sites were also mentioned in the submission - need to include policy on this. In general, there is support for the objectives in the plan with particular emphasis on public - community consultation.

No.	Submitter	Title	Summary
2436	Mr Jim O'Sullivan	Issues relating to Clonakilty & Environs	Submission proposes a residential courtyard development and suggests that; More housing is needed, a more flexible approach to single rural dwellings in the countryside.
2437	Woodbrook Stratton Pine Residents Assoc	Issues relating to Bishopstown & Environs	Request that the Lee Valley be protected. Joint river management strategy with linear walks along river in City/County area. In urban areas - planning permission should be sought for felling trees over 10 years. Any building earlier than 1900's should be automatically protected and Building Materials need to be monitored. Post Office and Banking Services should be provided in a dedicated listed building in each town Many Development Control issues noted, enforcement needs to be more through - 12 month permissions for canopies etc. Need also for the Special Areas of Conservation to be highlighted.
2438	Mr Denis Russell	Lands st Shinagh, Bandon	A 5.6ha site is proposed for residential use at Tinkers Cross approx 5 km west of Bandon. The basis of the submission is that a) the 20 ha already zoned at Tinkers Cross is unlikely to become available during Plan. The owner of the lands the subject of this submission are the only ones that are presently will to sell sites. B) Country lane type development with central sewage system and street lighting more beneficial than multiple single entry sites, c) proposal would support Laragh National school, d) site adjacent SWS centre which a substantial employer.
2439	Mrs Mary Mehigan	Lands at Ballyvolane, Banduff Rd	Site is immediately north of development boundary Site is well served by services (water, sewer, road) and is an extension to Banduff road housing area
2440	Mr Michael O'Sullivan	Lands at Cappagh, Kinsale	Request that site be rezoned from RHCZ to residential. The site is adjacent to Kinsale development boundary, and an established residential area. The submitter is of the opinion that service options are provided.
2441	Mr Michael Falvey	Lands at Springmount, Ballincrossig, Glanmire	Request that the designation of land be changed from A1 to A3 greenbelt. Applicant wishes to build a "one-off" on the site. Planning Permission previously turned down because the land is A3 greenbelt.
2442	Ballincollig Social & Community Sector	Lands of former Murphy Barracks Ballincollig	Proposes zoning of part of former barracks site for uses associated with youth and sport; childcare, playschool and crèche; educational, training, welfare, administration; community/social retail. Suggests site is ideally suited to these uses; makes good use of river/canal for boating etc.; such facilities are needed in the town.
2443	Mr George Kingston	Lands at Ballyorban, Douglas	A 1.7 ha site is proposed for cluster type low density development at Ballyorban. Area is a most desirable area and all necessary social and recreation facilities are nearby.

No.	Submitter	Title	Summary
2444	No name supplied	Lands at Curraheen	Submission requests that the greenbelt designation be removed from lands at Curraheen and that the site be zoned for residential development on the grounds that: Curraheen ought to be treated as a village; it is near the Bishopstown suburbs; the site has good access and services; it has a bus service, schools and
2445	Murnane & O'Shea Ltd	Lands at Dunbittern East Bantry	Request extension to I-02 in Bantry and a change of wording to the specific objective to include Light Industry and Warehousing.
2446	Fermoy Enterprise Board	Residential & Industrial Lands in Fermoy	Based primarily on information contained in the Fermoy Integrated Economic and Planning Strategy, the North & West Cork Strategic Plan and prospective employment, this submission establishes a number proposals for residential, retail and industrial zonings.
2447	Con & Bernadette Ryan	Residential Lands at Mitchelstown	This submission suggests that there are excessive lands zoned for residential use in Mitchelstown and that certain specific zonings will compromise the natural beauty and recreational amenity of the town. Objection to the re-zoning of R-02 - on the grounds that it will lead to increased suburbanisation of the town.
2448	Mallow Road Residents Assoc	Issues relating to possible North Ring road	Proposal that the northern relief route (U-03) should be located further north for the following reasons: 1) have minimal impact on dividing the built up community 2) preserve the distinctive green belt on the edge of the city 3) preserve the amenity lands at Glenamought River Valley 4) preserve the green area at Delaney's Hurling and Football Club lands 5) enable readily available lands to be developed for the industries that the new road will inevitably attract 6) make lands more easily available for the support of park and ride facilities.
2449	Mr & Mrs MI McCarthy	Lands at Teerbeg, Macroom	Request to zone lands for commercial (non-retail) or light industrial use based on the possible redundancy of agricultural lands caused by the proposed by-pass, which it is suggested, will form an obvious development boundary for the
2450	Mr Patrick Horgan	Lands at Carrigtwohill	Request to have land zoned I-03 Industry / enterprise rezoned as residential and / or light industry / commercial. Letter states that the IDA have confirmed that they have no plans to develop the site so the submission suggests that the land will remain undeveloped unless the zoning is changed.
2451	Bernard, Gerald, Tom O'Brien	Residential zoning at Skibbereen	Previous submission has resulted in a zoning of land R-02 but it is not enough. Only, 3.8ha zoned instead of 7.5 ha. Needs to zone the land all the way to the Town Council boundary Need to increase the density or increase the size of the zoning to make better use of the land.
2452	Mr Thomas Scannell	Query re zoning R11, Ballincollig	Submission seeks clarification on density of development and question of overlooking on lands zoned R-11

No.	Submitter	Title	Summary
2453	Mrs Mary Stanley	Re zoning of lands at Eyeries	Requires clarification the land is zoned for residential development
2454	Mrs Kathleen Bailey	Request for zoning at Dunmanway	Request land be zoned for residential development. Land is adjacent to the development boundary and it is stated that it is in close proximity to Dunmanways water and sewage connections.
2455	Heiton Holdings Plc	Lands at Ardrostig, Bishopstown	Refers to a 10ha site at Ardarostig roundabout Bishopstown (ie Heitons lands). Submission requests that the words 'Business Park, Hotel, Retail Warehousing' be inserted before the specific objective of; 'Light Industry and warehousing to include provision for park and ride'. Basis of submission is a) site is currently subject to 4 separate applications for Builders providers yard, Retail warehouse, Hotel and Business Park, b) specific objectives do not include the uses sought and should be amended to accommodate these.
2456	Cork Environmental Forum	Observation on Draft Plan	This is a very detailed submission which comments on all the different sections of the plan - especially Environment and Heritage and Transport and Infrastructure. There is general support for the objectives in the plan - with some exceptions in relation to the Tourism and Mineral Extraction sections - the Waste sections. The absence of a Forestry Policy is noted and this outlined in PP11 'Forestry Priorities' - see submission.
2457	Manor Park Builders Ltd	Lands at Carrigaline East	The main issues raised is the imbalance of housing development within the town with the majority of housing to the south of the town. As a result persons have to travel through the town to travel to the employment centre of Ringaskiddy. As the site is close to the employment centre of Ringaskiddy, a section of the site is proposed to be zoned for industry. It is proposed that the site can be connected to existing services, water, sewerage and surface water schemes. It is also proposed to connect the proposed site to the Ringaskiddy Relief Road via a suggested relief road and therefore reinforce this site as a suitable site for development.
2458	No name supplied	Lands at Cloughduv village	Submission relates to local area development proposals for the Macroom Electoral area. Request that land be zoned for residential and commercial development.
2459	Mr Peter Murphy	Issues relating to lands at Kilnagleary, Carrigaline	Wishes to see services located at southern end of zoned site to facilitate future development, and a security fence installed along public walkway to avoid trespass onto adjoining property.
2460	Mrs Mary O'Flynn	Lands at Vicarstown	Proposed residential development. Reference is made to pre-draft submission (ref. 1581).
2461	Mr Christopher White	Provision of land for Industrial Development in Fermoy	Request for 'Light Industry / Heavy Retail' in Fermoy Environs.
2462	Mr Christopher White	Provision of land for residential development in Fermoy	Proposed increase in density from low (as per Draft Plan) to medium, based on the Residential Density Guidelines, the 'Fermoy Integrated Economic and Planning Strategy' and densities identified on adjacent lands.

No.	Submitter	Title	Summary
2463	Sanmina SCl Corporation	Lands for Industrial Development in Fermoy	Proposed extension to existing industrial lands in Fermoy Environs.
2464	Mallow Golf Club	Request for zoning lands adjoining Mallow Golf Club	Request for 'protection' measure for golf club in Mallow Environs. A possible mistake with regards to an existing landuse zoning is also pointed out. The planning history of an adjacent planning application and some other background information is also included.
2465	Edward & Joan Vaughan	Record of Protected Structure No. 00426	Draft Record of Protected Structures no. 00426 : The submission objects to the inclusion of the structure on the draft record on the grounds that it was not a protected structure when it was purchased.
2466	Mr Oliver Dwyer	Lands at Ropewalk, Bantry,	This submission is the same as a pre draft submission (011432BY).The site is adjacent to the Bantry town development boundary. Claims that the land is suitable for a managed holiday complex and an agreement has been made that the patrons of this complex avail of the facilities in the nearby West Lodge Hotel. It is suggested that Bantry lacks quality tourist facilities and a "4 star" managed holiday cottage complex adjacent to the West Lodge hotel would help tackle this deficiency.
2467	Mr Dermot Murphy	Lands at Derrymihan, Castletownbere See old Sub No. 1086 BY	Request mixed residential zoning which includes a number of residential units and a number of managed holiday cottages. It is claimed that the site is fully serviced . The site is "currently a quarry within a residential area". The issue of tourism is addressed. It is suggested that Bear Peninsula and Castlirtownbere are underdeveloped as quality tourist destinations and the submitter feels that these proposals address this matter.
2468	Mr Michael Daly	Request for residential zoning at Tower, Blarney	Constant demand for houses to live in the area. Services are available as it is adjacent to the existing residential area in Tower
2469	Mr John Murphy	RE zoning lands at Rope Walk, Bantry	Requests land be rezoned from Open Space to permanent accommodation and short term holiday home accommodation.
2470	Ms Mary Kenneally	Request for change of zoning	Proposes zoning of lands around historic building on Draft Record of Protected structures zoned for low density residential development on grounds that it would leave the site the only privately owned unzoned riverside site between Passage and Ho Island; planning permission has been granted for development of all the surrounding lands; development would help to fund maintenance and restoration of the historic house and its gardens; site has adequate accesses; site has two buildings proposed for rebuilding for residential use.
2471	Donal O'Leary	Request for zoning lands at Ballymaw Waterfall	Proposes zoning of land (assumed residential) on grounds that the site has views and a gentle slope, and would be of benefit to all concerned.

No.	Submitter	Title	Summary
2472	Pat Farrell	Lands at Carrigaline East	Proposes zoning for development of 232 acres bridging the draft development boundaries of Carrigaline and Ringaskiddy, on grounds that it could be developed without delay; makes best use of infrastructure; the land can provide a distributor road from Ringaskiddy road to Currabinny road, and open up routes for employment in area; will not unnecessarily generate traffic through town centre; scheme provides a buffer between industrial area of Ringaskiddy and residential area of satellite town; unlikely that any incompatible use would be proposed for the western end of Ringaskiddy, etc. (N.B. This submission is almost identical to No. 2472.)
2473	O' Flynn Construction Co. Ltd	Rezoning of lands at Dunkettle, Glanmire, Co. Cork	The submission requests that a designated through road and access be identified on the relevant Map, Volume 4, Map 15 (3).
2474	Mr & Mrs Lusher	Lands at Kilmacsimon Quay, Rockhouse, Bandon.	Request that a 5 acre site be zoned for mixed use development including residential, and commercial (tourism) uses in the future local development plan for the area.
2475	Messers Michael & Joesph O' Sullivan	Rezoning of lands at Clogheen Cross Roads, Clogheen, Co. Cork	Submission requests that that land designated as A1 greenbelt be zoned partly for industrial and part retained as A3 greenbelt.
2476	Centre Point Limited	Lands Inchera, Little Island, Co. Cork	Objects to current industrial zoning in draft plan because the site has zoning for Hotel, Filling Station, commercial. Request a new specific objective called I-08 - Commercial (to include business park, offices, warehousing, distribution, retail warehousing, motor mall, filling station to allow for a mix of uses.)
2477	Maurice & Bridget Smiddy	Midleton Northern Relief Road	Submission refers to the route of the Midleton Northern Relief Road (U-02) The submission recognises the need for a distributor road. However, submission outlines the negative effect that the proposed routes on the draft development plan maps would have on his business. The amended route options produced by MHL & Associates would be preferable.
2478	OPW	Observation on Draft Plan re flooding	This submission notes the importance of a reference to flood risk either tidal or fluvial having regard to recent concerns about climate change. This reference should deal with (1) The flood risk within the proposed development zone (2) Any increase in flood risk caused by such development to zones outside the development
2479	Kilworth Community Council	Issues relating to Kilworth	Kilworth Community Council - issues to be considered in Kilworth in the Local Area Plan for the Fermoy Electoral Area.
2480	Donal & Brydie Ring	Comments on route of North Ring Rd	Objecting to the construction of the northern ring road through Blarney in terms of disturbance, blasting etc.

No.	Submitter	Title	Summary
2481	Carrigaline Hurling & Football Club	Request for zoning of lands at Carrigaline	The submission requests that lands at Carrigaline to be rezoned from residential to sports recreation on the grounds that: The GAA site needs to be expanded; It would provide a buffer adjacent nearby industry.
2482	Mr Michael Kearney	Observation to Draft Plan re Glenrichmond, Glanmire	Submission proposes an extension to the existing Glen Richmond housing estate. Services are available and this will enhance the development in Glanmire by providing much needed high quality housing. Compatible with objectives of Cork Area Strategic Plan Although the land was never included in previous variation, the roads were sized to fit in with expanded traffic. It is a final phase of development below the ridgeline similar to the previous development.
2483	Michael Kearney	Lands at Mount Alto, Knocknahorgan, Glanmire	Submission for zoning to allow residential development near the edge of Glanmire. The submission refers to the draft plan to support the request. (e.g. p7, p17, p21, p22, p25, p33, p65, p66, p71, p92, p152)
2484	Mr James G. O'Mahony	Record of Protected Structured Structures- Former Hill, Gallows Hill N.S. Bandon.	Draft Record of Protected Structures no. 00960 : The submission points out that the owner intends to develop this site and that it is the subject of a current planning application. Submitter seeks clarification of the merit of the building for inclusion in the draft record.
2485	Ms Fiona Looney	Request for zoning at Drimoleague	Request that land be zoned for development in the Draft Plan
2486	Mr Frank Boland	Lands at Glounthaune	Proposed residential development based on; Logical expansion of the village; existing transport services; and adequate services in the area. It is argued that Glounthaune cannot wait until the preparation of the Local Plan as it is on the Strategic Development Corridor.
2487	Ringaskiddy & District Residents Assoc	Observation on Draft Plan	Detailed submission from residents association. Regarding overall zoning approach suggests that no further heavy/hazardous industry is allowed, in order to create a more acceptable environment for local residents; existing shoreline should be protected as an amenity for further residents; playing field should be provided close to Ringaskiddy village. Detailed comments on specific zoning objectives I-01, I-02, I-03, I-04, I-05, I-06, I-07, I-08, I-09, I-10, I-11, mainly seeking further buffer planting; protection of Martello Tower and amenity areas such as shore and walks; changes to more environmentally friendly industries; particular sitting of playing pitch provision, etc.
2488	Mr Paul Hogan	Request for mixed zoning at Raheens, Carrigaline	Proposes land currently identified as 'Established Areas - Primarily Residential' be have 'open zoning to allow any of industrial, commercial and residential, on grounds that the site already has parts of all three; has previous zoning for these three uses; adjoining properties and general area rezoned to the benefit of multi-nationals at expense of local community; owner will be affected by future development of area so should obtain benefit of this.

No.	Submitter	Title	Summary
2489	Hibernian AFC	Objection to bypass road, Shanbally, Ringaskiddy	Submission from soccer club, passed on and endorsed by residents association. Objects to one of the option for a new road on the grounds that it will bisect their lands; the local road which the route follows is one used by local youngsters use to avoid heavy traffic in reaching the site; the club has already had to move once and re-establish itself in order to accommodate industrial development; the local area has lost many amenities, and has few remaining recreational facilities so these should be protected.
2490	Mr. Paul Hogan	In relation to zoning proposals on Ringaskiddy	Expresses concern regarding absence of mention by the plan of loss of natural resources; building road through soccer pitch; loss of Ringaskiddy Pier; no access to remaining beach facilities and no proposals to upgrade these; roads dividing community; loss of passing trade to local businesses, and loss to community on their closure; this is last chance to minimise damage to area and harbour generally; Carrigaline more suitable location for factories; cost of water pipeline would be small price to protect landscape; World's second best natural harbour not suitable site for industry; recognises balancing act involved but planners should not listen exclusively to powerful and affluent; children of future have no voice; there should be moratorium on further development of Ringaskiddy until some amenities are full implemented, long term contingencies (i.e. pull-out of chemical industry) are addressed, provision of bond or similar against decommissioning costs; short-termism and lack of co-operation, etc., found by research to be causes of slow industrial growth plainly evident here.
2491	Mr Con Cahalane	Lands at Clogheenmilcon, Blarney	Proposal for the following :- 1) train station, bus interchange and park and ride facility - to provide link to Blarney 2) 200 bed hotel (2400m2) - marketing local and international events 3) Conference centre - marketing local and international events 4) Clubhouse and sports fields - for the local community Proposal is mainly a leisure and entertainment facilities development to support the local Blarney area as an extension to the easterly development of Blarney town. Additional warehousing is proposed on the western boundary of the conference centre.
2492	College Corinthians A.F.C.	College Corinthians A.F.C.	Under objective Hou 3-1 College Corinthians are Investigating the possibility of acquiring a new site of 25 acres so as to provide alternative larger and better facilities than the existing site. The 25 acre site identified is in County Council ownership - and so the possibility of acquiring this land on a long term arrangement with the Council is requested.
2493	Bantry Estates Co.	Lands at Bantry House	Requests land be rezoned from agriculture to tourist related development and accommodation.
2494	Mr Jud Weiner	Rezoning of lands at Bantry	Requests land be rezoned from Open Space to short term holiday home accommodation.

No.	Submitter	Title	Summary
2495	Mr Trevor West	Lands at Ramhill, Ballinacurra	Submission requesting that land be zoned for development at Ballinacurra, Midleton. The proposal is based on the access to the existing road and the close links with another zoning submission (Ref. 2218).
2496	John & Helen Moynihan	Record of Protected Structures - Woodlea - 00820	Draft Record of Protected Structures no. 00820 : The submission supports the inclusion of Woodlea Cottages in the draft record.
2497	Mr. Donal Turner	Lands at Annabella, Mallow	Extension of residential zoning (R-06) to include two fields to the Northwest of the site.
2498	Mr James Goggin	Lands at Gooldshill, Mallow	Proposed change of zoning from 'primarily residential' (as per public draft) to "Primarily Industry Enterprise". It is also noted that there may be an error with regards to the extent of an existing residential area to the south of the site.
2499	Gable Holdings	Observation to Draft Plan	This submission raises a number of important issues such as Settlement Policy, Land Use Zoning, Tourism and Land Supply and suggests re-wording of particular objectives for example (Objective ZON 3-4, ECO 4-3) and queries the land supply as outlined in Volume 1, Section 6.2 of the Draft Plan. Particular areas and specific zonings (Volume 31) are mentioned in relation to this section (land supply). Particular reference is also made to the Metropolitan Cork Greenbelt - it should be amended to facilitate and enable certain development which the current text prevents (such as Fota) it should also be properly defined and demarcated to exclude areas which obviously do not form part of it. Suggested re-wording in relation to
2500	Brian Archer & Stephen Hyde	Issues relating to Carrigtwohill	The submission highlights a number of issues. The problems that Carrigtwohill may have in meeting the population forecasts. The problems associated with using zoning as a planning tool. The submission states that R-02 and R-03 already have planning permission and zoning should reflect this permission. Problems with the designation of agriculture zones within the town development boundary. Especially the land between E-02 and T-02. That the scenic landscape should not be shown on the town maps as this leads to confusion - i.e. where the scenic landscape covers an industrial area, as in the west of Carrigtwohill.
2501	John & Hilary Loftus	Lands at Tullygreen, Carrigtwohill	Proposes the re-zoning of land to the south of I-07 as Industry enterprise. This will utilise the existing infrastructure and will be in line with the new industrial zonings at I-05, I-06 and I-07. Also comments on Natural Heritage Area boundary.
2502	Mr John Cotter	Lands at Ballyrichard More, Midleton	Request to zone land for residential development in the form of a 'country lane' development. Land is located to the West of Midleton near the Water Rock Golf Course, and would be accessed via the Midleton - Cork dual carriageway. Zoning request argues that such a use would be compatible with surrounding development and that the site can be serviced without difficulty.

No.	Submitter	Title	Summary
2503	Mr Jim Horgan	Lands at Ballincolлие, Ballyvolane	Cork Area Strategic Plan has recommended more areas for housing and draft development plan has not zoned sufficient land for housing because of slow release of land Adequate services are available and access is good with NRR (proposals) and Blackpool
2504	O'Driscoll Developments Ltd	Lands at Ballincolлие, Ballyvolane	Cork Area Strategic Plan has recommended more areas for housing and draft development plan has not zoned sufficient land for housing because of slow release of land Adequate services are available and access is good with NRR (proposals) and Blackpool
2505	Mr Sonny Hanlon	Lands at Shannon Park, Carrigaline	Proposes zoning of 13 acres currently identified as A1 green belt as light industrial / commercial. A petrol station and showrooms are mentioned. The grounds given include land no longer practical because of division by road under construction; would satisfy main aims and principals of the Draft Development Plan; the site can be satisfactorily serviced; the development boundary for Carrigaline should be extended northwards to the Shannon Park roundabout; green belt would not be compromised, and putting the development boundary here would protect the remaining lands to the north.
2506	Leevale Properties Ltd	Lands at Carrignafof, Cobh	Request to re-zone land from open space/sports/recreation/amenity (O-04) to residential. Submission states that the land owner already has planning permission for residential development on the land (Ref. No. S/98/5578) subsequently there has been an application for change of layout (Ref. S/00/7473 and PD/97/00) and outline permission has also been sought for neighbouring land (Ref. S/01/1506).
2507	Leevale Properties Ltd	lands at Carrignafof, Cobh	The submission requests that lands at Carrignafof, Cobh to be changed from greenbelt to residential on the following grounds: proximity to existing zoned lands; the rezoning would comply with the Cork Area Strategic Plan and that services are available.
2508	Mr Michael Cotter	Lands at Moneygourney, Douglas	The submission requests that lands at Moneygourney proposed to be zoned residential to be confirmed for this usage
2509	Mr Michael Cotter	Lands at Moneygourney, Douglas - North of N28	Submission requests that lands at Moneygourney Douglas to be rezoned from open space to residential on the grounds that: the lands are not owned by the golf course; it is difficult to maintain in agriculture use; the proposed conforms with the principles of the Draft Plan; services will be provided in the future.
2510	Mr Michael Cotter	Lands at Moneygourney, Douglas-South of Proposed Zoning R-14	Submission requests that lands at Moneygourney, Douglas-South, currently designated as greenbelt be zoned for residential development on the grounds that: services will become available; it complies with the goals of the Draft Plan; it would result in a gradual; decrease in density from high density to low density near the greenbelt

No.	Submitter	Title	Summary
2511	Tom & Peg Busted	Lands at Castletreasure, Douglas	Proposes zoning for low density residential development of land currently designated as green belt A1 (agent mistakenly believes it to be A3), on grounds of demand for housing in the area; owner's descendant wish to construct a dwelling there; green belt designation very restrictive for applicants; there should be a gradual decrease in density from zoned lands to the green belt; zoning this land would be consistent with the principles of the plan..
2512	Killeen Holdings Ltd	Lands at Annabella, Mallow	Support of residential zoning at the eastern section of R-06 in Mallow Environs, Map No. 20(3) as contained in the Draft Plan.
2513	Mr Finbarr Mulcahy	Lands at Moneygourney, Douglas	The submission proposes that lands at Moneygourney, Douglas be changed from greenbelt to low density housing on the grounds that: It is close to other zoned lands; services will become available in the near future; the topography is favourable.
2514	Mr Pat O'Donovan	Lands at Frenchfurze, Carrigaline	The submission requests that lands at Frenchfurze, Carrigaline be rezoned from amenity and greenbelt to residential / holiday homes
2515	Mr Bill Teap	Lands at Rochestown	The submission requests that land at Rochestown, currently designated as greenbelt, be zoned to residential use on the grounds of the proximity to other development and that services
2516	Mgt Garry & P Mulcahy	Lands at Coolanave, Mitchelstown	Request to change zoning from Industrial (I-03) in the Draft Plan to residential.
2517	Mr John O'Brien	Lands at Brigown, Mitchelstown	Request to zone lands as low density residential, based on existing services, location and availability of lands.
2518	Mr Patrick O'Keeffe	Lands at Mulberry Rd/Clonmel Rd, Mitchelstown	Request to re-zone land from agriculture as in the Draft Plan to residential, on the basis of proximity to existing residential areas, services / facilities and market availability.
2519	Carrigaline United AFC	Lands at Carrigaline	Carrigaline United Football club are objecting to the zoning of R-06 for housing. It is more suitable for sports club use as expansion for the football fields.
2520	Mr Con Coakley	Rezoning of lands at Dunmanway North for residential	Request land be zoned for in-depth residential development. The land is situated in close proximity to the town. It is suggested that the land is serviced and that public transport is available locally. It is suggested that the land is well drained and the possibility of flooding which did exist up to recently has been addressed by the construction of a high bund to the east.
2521	Mr Louis Murphy	Lands at Monarone, Bandon	This submission re-iterates a previous pre draft submission (ref. 00916) to zone land for industrial / commercial / residential use. It is suggested that the western section of the site is suitable for 'Industrial/Warehousing/Commercial' based on its proximity to existing commercial enterprises, whilst it is suggested that the eastern section is suitable for residential use due to proximity to certain facilities and services, and is well drained. It is also suggested that the site is relevant to general objectives with regard to the prevention of sporadic development and the encouragement of in depth housing.

No.	Submitter	Title	Summary
2522	Mr John O'Driscoll	Lands for rezoning at Knockbrogan, Bandon	Request to zone a 3.5 ha site for residential use at Knockbrogan on north side of Bandon. Site is included as Scenic Area. A small portion of the site has been included as R-02. This was not in the last plan. Submission argues for inclusion of site based on: a) close proximity to Bandon and services and facilities, b) lands served with electricity, water and sewer, c) land is suited to development, d) great demand for land, e) in keep with tenor of dev plan including encouragement of in depth development in settlements.
2523	MI & Peggy McCarthy	Residential zoning at Derrymihan West, Castletownbere	Request that land be zoned for residential development. Same as pre draft submission (ref. 784). It is claimed that the site is serviceable and accessible. It is away from the main traffic route and is still within walking distance of the town. It is suggested that the land which is zoned for residential development in the Draft Plan will not become available and therefore alternative site will be needed to meet the ever increasing local housing needs.
2524	Mr Joe Burke	Lands at Coolfadda, Bandon for residential zoning	Request to zone a 11 ha site for residential use at Coolfadda adjacent development Boundary. Submission based on a) non viable nature of farm, b) family not interested in farming, c) demand for housing land in Bandon, d) much zoned land not available for sale, e) services available, f) roadline suitable for development and alternative entrances available, g) site adjacent Bandon.
2525	Fiona & Marshall Craig	Lands at Coolfadda, Bandon	Related to a pre draft submission (ref. 0005BN). Request low density residential development (12 - 15 houses in all). The land is close to Bandon town and is serviced by Public water, Public sewer and electricity. Schools and hospital within close distance. Bus service available. Although not zoned in the 1996 Developemnt Plan the site was within the development boundary for Bandon.
2526	WS Atkins	Issues relating to Cork Greenway Study	Identification of a Greenway/Quiet Route for cyclists and pedestrians from Ringaskiddy to Cork City included in "Cork Greenway Study" on behalf of the Heritage Council in 2001. Other abandoned railway lines and traditional walking routes were identified in this study which may also be identified in the development plan.
2527	Catherine Murray	Lands at Coolfadda, Bandon	Related to a pre draft submission (ref. 00928N). The land is close to Bandon town and is serviced by public water, public sewer and electricity.
2528	Mr Tony Doyle	Lands at Ballinglanna, Glanmire	Submission refers to a pre draft submission (ref. 1300) It is stated that the site is close to Glanmire and services and is suitable for housing
2529	Dan & Donal Murphy	Request for residential zoning at Knockbrogan, Bandon	A 17ha site located north east of Bandon town centre at Knockbrogan. Southern portion of site (4ha) identified as R07, remainder scenic area. Submission based on: suitability of lands for medium density development; land is essentially infill; strong demand for housing land in Bandon; services available.

No.	Submitter	Title	Summary
2530	Mr. Jeremiah Galvin	Rezoning of lands at Garretstown, Co. Cork	A 10 ha site proposed for residential or holiday home use at Garretstown. Coastal location. Basis of submission is a) suitably located development would preserve character of area and sea views, b) holiday home development would be facilitated by location adjacent hotel, beaches scenic area, c) land is used for commercial agriculture and will not affect flora & fauna, d) there is need for tourism facilities given area has suffered economic recession.
2531	Lisa & Patrick Healy	Lands between Passage West GAA Club and Avondale	Concerned regarding to zone the above lands (Not clear which site is referred to, most probably R-06). Clarification sought: on type of housing proposed (i.e. public or private); meaning of medium density; where proposed access point is for future development. Objection to access being provided through Avondale Estate.
2532	Messers. Pat O' Donnell & Sons	Lands at Kinsale Environs	Submission to the Draft Plan and subsequent Local Area Plans. The submission proposes a residential / open space zoning at Castlepark / James Fort, Kinsale. The reasons put forward in favour of this proposal include the provision of additional facilities in the area, the strengthening of the tourism in the area, the formation of public open space, limited visual impact, and as it would form an edge to the existing settlement.
2533	Mr. Noel Walsh	Rezoning of lands at Kilmagner and adjoining townlands, Youghal	Refers to a pre-draft submission (ref.01410) request to zone lands for a Hotel and Golf Course. Lands are separate from Youghal town, to the North West. Request based on the growth of Youghal and the building of the new by-pass. The request also identifies an unmet demand from hotel operators who wish to identify land for
2534	Mr. Denis Walsh	Rezoning of lands at New Two Pot House, Baltydaniel West, Mallow, Co.	Request for commercial zoning at Baltydaniel West, New Twopothouse.
2535	Dr JC McVeigh	Observation to Draft Plan	This submission outlines the importance of including a definition of Sustainability - " that the existing level of development can be maintained.." (Slessor and King : 2002) In relation to energy use - more innovative (mandatory) measures should be included regarding energy in buildings. The Kyoto Protocol is also highlighted in this regard. There is such growth outlined the different areas including population, transport and infrastructure that is will lead to substantially increased energy consumption.
2536	Eyeries IFA Branch	Observation to Draft Plan	This submission highlights the main agricultural issues in the area - including - houses in scenic areas, urban dwellers in the rural countryside, Wind Energy and fencing off lands immediately after planning permission is granted. In relation to houses in scenic areas - Beara IFA request that family members should be allowed to get planning permission even if it is in a scenic area.

No.	Submitter	Title	Summary
2537	Cumann Luth-Cleas	Lands at Midleton	Submission refers to area O-01 (mistakenly referred to as O-03 in submission). Submission suggests that all weather pitches are not required at this site due to the high capital cost and ongoing capital cost and existing all weather pitches in the town and request that Midleton Hurling and Football club be given the land for an adult and underage pitch. The submission links the growth of Midleton with a dramatic increase in GAA membership and an increase in the cost of land which is limiting the provision of facilities for the residents.
2538	Mrs Joan Lyons	Issues relating to Midleton	The submission is supportive of the development plan. A number of issues are raised. The green belt and A1 designation should be fully protected. The large scale development of Midleton over the last few years has had a negative impact on the town, especially because of the increase in traffic and the general negative effect on the environment. The specific issue of the effect of new housing development on infrastructure is raised. In this case new development is using the group water scheme serving their house.
2539	Mr Tom Henegan	Lands at Knocknahorgan, Glanmire	Request that land be rezoned from A1 Greenbelt to residential. The site is adjacent to the development boundary. The site is an existing disused excavated quarry area and it is claimed that it would not be intrusive to or overlooking other developments or amenities. The landowner is willing to meet the sewerage and water requirements of the site and is willing to make 2m of land width along the southern road boundary for road widening purposes.
2540	Mrs Mary Looney	Request for residential zoning at Ballygarvan	Proposes residential zoning of land not zoned but within area identified as 'Development Area' on green belt map, on grounds that; it is within village; has appropriate infrastructural facilities, and that there is demand driven by shortage of suitable available land.
2541	Margaret, Fionan, Colm and Muireann O' Cinneide	Issues relating to the green belt on the South Environs	Strong support for the proposed Greenbelt around the Southern Environs of the city.
2542	Ms Mary Murnane	Lands at Coppingerstown, Midleton	Request to have land rezoned for development purposes. Land is outside and separate from the development boundary for Midleton. Very little supporting information provided just a map outlining the site.

No.	Submitter	Title	Summary
2543	Mr Rory & Eleanor O'Brien	Lands near Farmers X, Co Cork	Submission refers to planning permission being sought at Bowews Field as part of Airport Business Park. Concern is expressed as this will interfere with rustic look of the area and with sun and quietness. Concern also regarding the refusal of their own application for permission for extension and they seek explanation of this. Indicate that the Industrial Park is not of benefit to residents as they are not allowed to walk dogs their. Clarification was sought regarding map of lands in question, however they responded with map of their own site. They also ask if planning permission has been requested or granted in fields behind their house and again concern that this will devalue their property.
2544	Mr. Danjoe Cotter	Lands at Schull, Co. Cork	This submission is a request for advice on what kind of development might be acceptable on certain land at Coosheen, Schull. No map was supplied with the submission.
2545	Mr Bill O'Mahony	Lands at Walterstown, Cobh	Request to zone land outside Cobh at Walterstown for housing. The supporting argument in the submission states that; The land is close to a new school which will open later this year; Development will not intrude onto the landscape and will not be linear; the site is close to infrastructure roads and services etc.
2546	Lower Killeens Residents Association	Issues relating to Lower Killeens, Co. Cork	Submission for the following :- 1) Support for recreation areas O-01 and O-02. As it preserves the distinctive green belt area and provides much needed recreational activities. 2) Suggests the change of zoning of agriculture to open space to protect the land against development and enhance the natural flora and fauna in the area. 3) Support for the scenic walk (U-01) and suggestion to extend it to make it a circular walk along the valley and back to Nashes Boreen. 4) Opposition to U-03 proposed route as it passes through the valley and will have a detrimental effect on the environment and impact on the residents. It would also be a costly alternative. 5) Suggested that the ring road goes along the Mallow road further north using the existing road network.
2547	Mr Gerard O'Connell	Lands at Knocknamullagh, Rochestown	Submission requests that lands at Knocknamullagh, Rochestown be zoned for low density housing. A country lane development is suggested. No supporting arguments are made.
2548	Ms. Pheobe Bright	Issues relating to the Draft County Development Plan	This submission highlights a number of very useful issues in relation to the form and presentation of the plan - include diagrams and clearer language. Need to consider the goals of the plan and define certain terms (sustainability).

No.	Submitter	Title	Summary
2549	Mrs. G Goulding	Rezoning of lands Kilnaglery, Carrigaline	<p>Objects to zoning of land for open space on grounds that it was purchased as an investment; loss of value will deprive elderly widow of retirement income; developers getting rich from construction should be providing amenity space for their developments; development for housing would cause no harm; relatives of owner may wish to build there to provide care for vulnerable owner; much development has taken place all around.</p> <p>Also objects to nearby zoning on grounds that it is seems unnecessary to zone industrial next to housing.</p>
2550	Maura Day	Record of Protected Structure no. RPS 00593	<p>Draft Record of Protected Structures no. 00593 : The submission disputes whether the structure is of any particular importance and seeks clarification of the grounds for inclusion on the draft record. Concern is expressed that the designation will create complications from a planning point of view and place a financial burden on the owners of the structure.</p>
2551	Health & Safety Authority	Major Accident Hazard Sites	<p>This submission from the Health and Safety Authority outlines that the Planning Policies in relation to Sevseo II sites were difficult to find. In addition to this - the sites do not appear to be listed in the plan no do they appear on the zoning maps. Some of the sites which were not found include the following:</p> <ol style="list-style-type: none"> 1) Eli Lilly (Dunderrow) 2) Bantry Terminals (Whiddy Island) 3) Tervas (knockburden) 4) Irish Oxygen (Waterfall)
2552	Cobh Rambers F.C.	Lands at Cobh	<p>The submission is a request to rezone land from established open space/sports/recreation/amenity (training pitch). It is not stated but it is presumed that this is a request that the land be zoned for residential use. The site is within the development boundary for Cobh and is adjacent to land zoned for residential</p>
2553	MI & Kevin Silke	Lands at Commen, Carrigaline	<p>A residential zoning is requested for a 19ha site at Commeen, south west of Carrigaline. Site includes scenic area and is adjacent R-15 zoning. Suggests proposal is compatible with Density Guidelines; adjacent to centre of population; will reduce pressure for one off houses; will make up capacity shortfall as per Cork Area Strategic Plan; will support feasibility of relief road; will not erode strategic greenbelt between Carrigaline and Douglas; adjacent to employment centre, leisure and sports facilities, and proposed neighbourhood centre; houses can be provided quickly; services available.</p>
2554	Sevensville Properties Ltd	Lands at Ballinvrinskig, Upper Glanmire	<p>Proposes mixed use village type development. Site is adjacent to R616 regional road linking Whites Cross, and adjacent to the existing village of Upper Glanmire which has all the necessary infrastructure such as schools, church etc.</p>

No.	Submitter	Title	Summary
2555	Novartis	Issues relating to Ringaskiddy	Expresses concern over limited consultation and potential constraints on further development of their industrially designated land arising from scenic landscape designation of parts of it. Welcomes provision of a new road into Ringaskiddy, but concerned that one of the routes identified unnecessarily encroaches on their site. Wishes to be further consulted on the routing of the road, and requests a meeting to discuss submission issues.
2556	Donal Walsh	Lands at Ahiohill, Co. Cork	Proposes 9ha at Ahiohill for residential development. Refers to RCI 1-1, RCI 1-2, RCI 1-3 & RCI 1-4. Suggests village is in decline and danger that it will become non-existent. Land is strategically located between Clon and Bandon.
2557	Mrs Maureen Hanrahan	Record of Protected Structure No. 01018	Draft Record of Protected Structures no. 01018 : The submission raises concerns about the effect of the designation on sale value and that it might restrict or affect future alteration, if any, to the rear or interior of the property. Seeks confirmation that the designation does not include the interior.
2558	Mr Sidney McElhiney,	Lands at Lahardane, Dublin Pike	Proposes 9ha site, currently identified as A1 green belt, be zoned for low density housing development, on grounds that the site is accessible, serviceable, close to A3 green belt and to development boundary; in sought after residential area close to all amenities; and would satisfy local housing needs that are not adequately met.
2559	Mr G Martin	Record of Protected Structure No 00915	Draft Record of Protected Structures no. 00915 : The submission points out that the notification letter was addressed incorrectly and objects to the inclusion of the structure on the draft record until such time as the documentation is in order.
2560	Robin & Heather Smith	Record of Protected Structure No 00159	Draft Record of Protected Structures no. 00159 : The submission objects to the inclusion of the structure on the draft record on the grounds of: lack of prior consultation; infringement of property rights; devaluation of property and the poor level of grants available.
2561	Mr Fergus Applebe	Extension Bandon Town Boundary & Designation of Scenic Landscape	Request to zone lands to the south west of Bandon for residential development, alteration of the development boundary, and a change to the scenic landscape designation. Suggests medium density residential zoning will incorporate improved access and retention of existing trees, and an area of land be maintained with the existing agricultural use. Argues that the designation as scenic landscape is not appropriate for the site; there is a need to cater for the future growth in population expected for Bandon; and that the land has an excellent location and can be serviced easily.
2562	Convent of Mercy	Record of Protected Structure no. RPS 00793	Draft Record of Protected Structures no. 00793 : The submission asks for clarification on which elements are worthy of inclusion in the draft record. Requests that the County Council takes steps to substantially grant aid any work that is needed (as a precondition for giving assent to inclusion in the draft record).
2563	Mr. Bill Ryan	Lands at Station Road, Carrigtwohill	Requests change of land from A1 greenbelt to high density residential (apartments) zoning.

No.	Submitter	Title	Summary
2564	Mr Charlie Crowley	Roaringwater Bay and Islands (proposed Natural Heritage Area)	Clarification of exemption from proposed Natural Heritage Area / Special Area of conservation in Roaringwater Bay and Islands.
2565	Mr. John Daly	Rezoning of lands Carrigtwohill	Requests change of land from A1 greenbelt to zoning for residential development
2566	Mr Kevin McSweeney	Lands at Killard, Blarney	Proposed zoning of land for housing and a shopping centre. On the grounds that it is on the right side of Blarney for commuting to the city; high demand for housing in the area; good road communications; sewer nearby; within 30 mph limit; existing supermarket has insufficient space and parking.
2567	Mr James Riordan	Lands at Corrin, Fermoy	Request to zone lands (partially zoned as open space in the Draft Plan) as residential, based on factors such as local demand and current provision of amenities / open space.
2568	Mr Roland Newenham	Issues relating to new By-pass road in Ringaskiddy	Objection to the southern alternative route for the proposed road Ringaskiddy U-02 on grounds that the middle alternative route is the more logical line directly through industrial lands, and that the southern route will require considerable expense; substantial infill because part of land is below sea level; substantial excavation further along the route where the land is high; differences in level between the road and adjacent lands would render the latter inoperable and therefore of no value.
2569	Ms Catriona Horgan	Review of the Cork County Development Plan	Suggests that the use of the word 'indigenous' is exclusionary in its connotation, and that members of the Traveller Community who are not considered 'indigenous' and are resident in the North Cork area need to be included in the Traveller accommodation programme for the County. Also note report attached to submission 2797 'A New Tomorrow for Travellers.'
2570	Mr Terence O'Donnell	Lands at Deerpark, Mitchelstown,	Request to zone lands as residential/commercial, based on proximity to waste treatment plan, town centre and visual aspects.
2571	Trustees of Blarney Estate	open space, Sports & Recreational Objectives - Blarney	Objection to open space zoning on O-01 and O-02.
2572	Mr Brian W Mattsson	Overbridge over South Link Rd. and open space adjoining Alden Est and Inchvale Road	Design suggestion in relation to pedestrian bridge proposed as part of Cork South Environs U-02; Also wishes to see specific part of identified existing open space retained as such, and would object to built development here, but wishes to see access only from one end of the
2573	Mr. Donal O' Riordan	Rezoning of lands Broomfield East, Midleton	Requests site be changed from greenbelt A2 to residential zoning.

No.	Submitter	Title	Summary
2574	Mr Paul O'Callaghan	Issues relating to Carrigaline	<p>Expresses support for many aspects of the plan in relation to Carrigaline.</p> <p>Seriously concerned about town centre relief road Carrigaline U-03, on grounds that this will add to traffic congestion and safety hazard nearby, and that the road may be meeting the demands of existing business interests for extra shop space, rather than the needs of traffic management and safety.</p> <p>Any further shopping development should be in form of pedestrianised area.</p> <p>Objects to high density housing development (presumably Carrigaline R-08) on grounds that doubt about need; will add to town centre traffic congestion; unclear how site is to be accessed; if from relief road this makes case against the road stronger; if from Nove Court this is unacceptable on safety grounds.</p>
2575	Watergrasshill Community Assoc	Issues relating to Watergrasshill	<p>Watergrasshill Community Association, who are wondering when their pre-draft submission (ref: 819) will be looked at - and a decision made regarding its contents.</p>
2576	Mr Mark Donegan	Greenbelt Policy	<p>Relates to the Coolyduff area which is included in the Metropolitan Cork Greenbelt maps in the Draft Plan (mostly A1 and part A3). The request is in relation to the criteria for people (children of landowners in particular) to build in the Greenbelt area where they grew up.</p>
2577	Kinsale Historical Society	Comments on Draft Plan	<p>Kinsale Historical Society suggest that rights of way be identified in the plan; Commogue Marsh be designated for conservation; existing and additional protected views be included in the plan; woodlands at Ardbrackbe protected under the plan; and that all wells and mass rocks should be identified and listed.</p>
2578	Mr Kevin Fitzgerald	Issues relating to Lehanaghmore, Togher	<p>Objection to zoning lands I-04 for industrial purposes at Lehanagh, in southern environs on the grounds that the topography is unsuitable and that the buildings will be visually intrusive; site will require extensive excavation and alteration of the topography; the Council have recently refused permission for residential development on part of the lands on the grounds of visual obtrusiveness; intermingling of housing and industrial development constitutes poor planning; the public realm is poorly maintained and developed here; there are already many vacant industrial buildings in the area; it would generate unsustainable commuter traffic on poor infrastructure; noise, smel and dust will result; access is poor; and the Council have not treated the area fairly</p>
2579	Kinsale Town Council	Issues relating to Kinsale	<p>Kinsale Town Council raises a number of issues in relation to Kinsale including Scenic views, Rights of Way, residential and industrial - commercial zonings (additional). The Town Council also request a By-pass for Kinsale and support the submission made by Bride-view Homes in relation to the zoning of lands at Waters-land South.</p>

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2580	Mr Michael Cashman	Lands at Ballinacurra, Midleton	Request for further land to be zoned for residential development. The site includes the land zoned for residential development R-11 and the neighbouring land zoned for agriculture and includes land outside the development boundary. Part of the site is also designated as established residential.
2581	O'Flynn Construction Ltd	Lands at Rock Farm, Carrigrohane	<p>Proposes 30 ha site for Science Technology Park and Student Accommodation west of CIT. Lands are currently identified as A1 greenbelt (including small portion A3), on grounds that Corjk Area Strategic Plan notes that Cork has not kept pace with other cities in Ireland or other comparable cities, and 'promotion of regional competitiveness, and the strengthening of innovation capability through both education and the application of advanced research in the industrial sector, the creation of economic complexes and clusters in advance' ; notes importance of clusters and IDA strategy to create clusters of excellence; Cork Area Strategic Plan also stresses importance of fostering existing higher level and research institutions and need to 'encourage further development of technology and innovation activities for technology based companies that want to be located close to CIT and UCC; Cork Area Strategic Plan notes that need for 'additional development land will be required over the plan period for technology based activities, and identifies the possible need that there may be for 'strategic development in the Greenbelt if it contributes to the overall future well being of the sub region'; City Plan identifies need to develop attractive locations for new and developing employment sectors and reserves land in south west, however all of this has been taken up by Boston Scientific; the Draft Plan makes no provision for student accommodation; 1996 Development Plan identifies need for employment land associated with third level facilities; Draft Plan acknowledges 'need to ensure adequate protection of most suitable land for future expansion of this sector', however Plan neglects to provide for additional land adjacent third level institutions or student accommodation; the need to maintain visual separation between City and Ballincollig is acknowledged, but there is a very strong need to locate important uses of a strategic nature with the gap; a need to accommodate the new access roads to CIT which will result from the Bishopstown Traffic Study; proper design and landscape could satisfactorily achieve both objectives particularly given that site is not highly visible; and an Action Plan should be undertaken to reconcile the two aims.</p> <p>Conclusion: Cork Area Strategic Plan identifies need for this type development, necessary lands not available, ballincollig too remote, uses should be confined to undertakings related to third level institutions.</p>

No.	Submitter	Title	Summary
2582	Cork Energy Agency	Issues relating to Energy	<p>States that the Draft Plan recognises the importance of the National Climate Change Strategy and takes account of Renewable Energy in general, wind power in particular. (INF 4-2)</p> <p>However, it does not appear to address the question of energy consumption and energy efficiency. It is proposed that the development of the integrated transport system should consider the sustainability of any system. Bio-fuels should be supported, particularly if they are sourced from a waste stream (e.g. waste cooking oil bio-based diesel, landfill gas powered vehicles). (INF 4-3)</p> <p>The submission identifies a list of actions that might be considered in the Final Plan: Compile a County Energy Database and Energy Balance which could be integrated into a National Energy database. Organise regular meetings between energy actors throughout the county. Need to carry out an Electricity Networks Infrastructural Study to identify future supply problem areas and to ensure the maximum renewable resources are accessible. Studies should be undertaken to identify Renewable Energy sources.</p> <p>Proposal that packs on Energy Management & Domestic Renewable Energy Systems should be given to all successful applicants for single homes and housing developments so that all new homes meet with the Building Regulations standards. The Local Authority should actively participate in state sponsored programmes for the social</p>
2583	Mr Liam O'Driscoll	Zoning of lands at Skibbereen	Request that lands be rezoned for development.
2584	Mr John O'Sullivan	Lands at Poulacurry South, Glanmire	<p>This submission objects to zoning in Poulacurry, Glanmire on a number of grounds including the following: Permanent loss of green belt in the area; increase in traffic congestion and noise levels; road safety on Church Hill; inadequacy of infrastructure; congestion at accesses to existing residences; high density development would be out of character with the area.</p>
2585	Mr John Twomey	Lands at Ballinadee, Kinsale	<p>Proposes 9 ha for residential use at Ballinadee. Site is just outside development boundary of 1996 Development Plan. Grounds given - closeness to village; adjacent main approach road; water available; site suitable for WWTP; land owner on disability allowance; family would like to live in area.</p>
2586	Innishannon Village Development Team	Observation to Draft Plan	<p>Raises a number of issues (infrastructure, recreational, social and zoning issues) in relation to the Innishannon area. Support for the protection of Archaeological heritage sites and RPS, which appear in the plan. Also expresses concerns regarding the consultation of the local area plans process.</p>
2587	Mr Olaf Maxwell	Lands at Curraghconway	<p>The site is no longer suitable for use as a sports field (racing track) as it is sandwiched by Southern Link Road and housing sites. It is proposed to change the use to 10 acres zoned for commercial offices, and remaining 9 acres be zoned for residential use (large single</p>

No.	Submitter	Title	Summary
2588	Mrs Ann Noone	Issues relating to Blarney	Objects to the zoning of lands in Blarney due to the lack of infrastructure and local amenities in the area.
2589	Mr Padraig Cahalane	Objection to rezoning at Ballyannon, Midleton	This submission objects to zoning of lands for industrial use in close proximity to a residence and in an area of scenic landscape. It is considered that the proposed zoning would devalue the home and the landholding. No map was supplied with the submission.
2590	Heir Island Co-operative Society	Comments on Draft Plan	Outlines a number of general issues for Heir Island. In relation to the Draft Development Plan -RCI 3-1 and 3-3 the Society would support developments which would increase and stabilise the permanent population. RCI 2-4 is welcomed - it will need to be controlled and sensitive to island. There are also issues regarding Natural Heritage Areas and a Protected Structures query raising concerns that widening a bridge could destroy its character.
2591	Glanmire Area Community Assoc	Issues relating to Glanmire	Glanmire Community Association notes The erosion of the Greenbelt around the western boundary of Glanmire as it appeared in the 1996 Plan. That an application on site of R-13 has already been refused by An Bord Pleanala in March 2001 which the reason being " it is within the designasted green belt area around Glanmire and would result in disorderly residential development in a peripheral area of that town". An objection to the population forecasts - poluation is much higher in reality Material contravention to allow development of Woodville will put more pressure on Glanmire. Residents feel strongly about future residential development in the area - especially in the Poulacurry South area as the area suffers from lack of services - both physical and social.
2592	Stephen Hyde Partnership	Map adjustments to be made to Passage West-Monkstown Area	Proposes re-zoning of part of land currently identified as open space (passage West O-05), on the basis that planning permission (development not specified) has recently been granted for the site .
2593	Ballygarvan Community Assoc	Comments on Draft Plan	Raises issues in relation to the Ballygarvan area - with comments on the Green Belt in terms of the recreational and amenity uses which may be carried out in this area. Also query in relation to housing - household types and household sizes in relation to the HOU 1-3 policy - suggest possible re-wording to include all types of housing development. Also, there is a need to have more land zoned for recreation, amenity within the village Other issues raised are specific to the Ballygarvan area which should be included at the Local Area Plan stage.

No.	Submitter	Title	Summary
2594	Wexport Ltd	Observation to Draft Plan	Need for the draft plan to improve the transportation in the Little Island area Objection to proposed walkway U-03 because the walkway is on their land (Wexport) due to security and insurance implications on the land. The development boundary is drawn close to the property boundary and may need to be extended to allow for the walkway to be outside the private land.
2595	Cork City Council	Comments on Draft Plan	Suggests - Need for more land to be zoned for housing in the northern environs (Ballyvolane, Monard/Rathpeacon; More park and ride facilities should be included in the plan; Remove the alignments of northern ring road as they are raising false hopes and are misleading; Support for regional park at Knocknaheeny; Proposed rezoning of land (13ha) from green belt A1 to open space and amenity for playing pitches; Present landfill site is intended to be a regional park facility - it should be shown as such in the plan; Support to zoning of Bloomfield House for recreational and amenity; Support for zoning of open space at Boherboy Road, Lotabeg.
2596	O'Flynn Construction Ltd	Issues related to lands at Annaghmore, Co Cork	Sets out the case for the inclusion of an objective in the plan for the development of a new mixed use (employment, residential, services, leisure) settlement adjoining the N 71 at Annaghmore. It is proposed that this new settlement will, in combination with Bandon provide an eastern pole for a West Cork employment, population and economic corridor.
2597	Mr Gareth Jones	Ref to Coolour Moraine, Macroom	Proposes that Coolour Moraine be included as a protected Nature Conservation site.
2598	Ashbourne Holdings Limited	Rezoning of lands at Old Head Golf Links, Old Head, Kinsale,	This submission requests that the zoning of the Old Head Golf links be changed to allow expansion of the golf club to include restaurant, bar facilities, and limited tourism accommodation. It also expresses concern at the inclusion of the area as a proposed NHA which may be interpreted to preclude further development at the Old Head.
2599	Castlemore Group	Observation on Draft Plan	This submission suggests a re-wording of par 4.5.2 " so that inappropriate development does not occur in the vicinity and sterilise proven resources ". While ECO 5-1 is considered to be satisfactory - ECO 5-2 notes that aggregate resource areas should be included in the County rather than the Local Area Development Plans and outlines a site which should be included in this.
2600	Ms Phyllis Casey	Lands at Carrigaline	Pleased with draft zonings Carrigaline R-06, R-07, R-08 and O-01, but suggests extending the residential zoning R-06 on grounds that extended site is now serviceable and accessible, and compensating by extending the open space zoning O-01. Comment is also made about the position and nature of field boundaries. The significance of this is not entirely clear, but perhaps suggests these would form more appropriate boundaries to the housing development than those drafted.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2601	Mr Paddy McCarthy	Re zoning of lands at Carrigtwohill	The land is situated to the North of Carrigtwohill outside, but contiguous with the development boundary. The zoning request (presumed residential) has no supporting argument.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2602	Carrigtwohill Community Council Ltd	Issues relating to Carrigtwohill	<p>Carrigtwohill Community Council.</p> <p>In terms of zoning a number of key points are raised. The amount of land, felt to be excessive, zoned for residential development. Problems relating to the unsuitable nature of individual areas zoned for the provision of open space Land Use Zoning objection to the Specific Objective R-06 - it is felt that this site is not suitable for high density residential development due to its proximity to industrial areas and existing low density housing. An industrial zoning is felt to be more appropriate for this site. Objection to the land under specific objective I-03, it is felt that all industry should be located on one side of the village only.</p> <p>A number of policy Issues are also raised. Chapter 2 : Population projection proposed for Carrigtwohill is incompatible with Section 2.3.1 Vol. 1 Chapter 6 : Principles (a) and (b) of Chapter 6 Vol. 1 pg 87 do not apply to Carrigtwohill as provision is for medium and high density housing with no provision for low density or for serviced sites. 576% increase increase proposed for Carrigtwohill does not represent a balance between Carrigtwohill and other settlements. Chapter 5 Comment that the proposals for upgrading of water supply, sewerage and surface water drainage systems are in their infancy and therefore is premature that the area has the capacity to absorb the level of development proposed. Huge reliance on the assumption that the rail link to Middleton will re open with no contingency transportation plan in the event that the rail link does not proceed. Chapter 6 : Reference to paras. 6.1.14 and 6.1.15 Chapter 6 Vol. I. State that 17% of the total number of houses built in the town will be subject to social and affordable housing provisions which is much higher than any other settlement. Principle (c) of Chapter 6 Vol. 1 pg 87 is very general. Paragraph 6.3 omits civic and educational facilities. Agree with objectives HOU 3-1 and 3-2 but plan has not zoned any area for the provision of leisure facilities. Comment that 6.3.2 and 6.3.4 have not been taken into account for Carrigtwohill. Human factor cannot be allowed to be secondary to general planning issues . Chapter 10 : Proposal that Objective LAP 4-3 is too narrow in relation to the Carrigtwohill Area and the proposed assessment to be carried out. Proposal that current permissions and any further applications for housing should be subject to to the proposed Special Local Area Plan. The entire village and its environs should be the subject of a Special Local Area Plan. List of issues to be dealt with in a SLAP. If a meaningful Local Area Plan is to be prepared for Carrigtwohill a substantial area should be zoned for for community facilities such as schools, proper public park, sporting and recreation, childcare and healthcare facilities in one central location.</p>

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
			Secondly, a comprehensive study would be required to establish a likely age, gender and economic profile of the population to ensure the proper provision for community facilities for all age groups and sectors of society.
2604	Terence O'Brien	Issues relating to Carrigtwohill	Raises a number of issues relating to the draft development plan. Refers to a specific site identified as being suitable for zoning as residential development to the south of Carrigtwohill. Also concern about inclusion of an area as a proposed Natural Heritage Area.
2605	Norwood Court Residents Assoc	Comments on Draft Plan	Reference made to Goal (b) pp 7 Vol I and the strategic aim for Cork City - South Environs. Extensive range of comments regarding development in Rochestown area. Considers area has been overdeveloped and further zonings exacerbate this; infrastructure and public transport inadequate; need for provision of open space; development near Lake Mahon should be limited in height to preserve views; etc. Specifically objecting to Cork South Environs R11
			This submission relates to the Southern Environs area and is in objection to further zoning of residential land in the Rochestown area until recreation areas, public transport and relief roads are provided. Also suggests Havishan House Hotel as a listed building on the RPS.
2606	Bowen Construction	Lands at Wallingstown, Little Island	Site is under the ownership of Bowen construction. The northern half of the site is zoned for light industry while the southern half is zoned for established open space. Applicant objects to the established open space zoning and requests it be changed to light industry. Planning Permission for Light Industry has been granted on
2607	Mr Liam O'Dowd	Issues relating to Glanmire	Supports the zoning of the land but wants to change from low density to medium density to include a mix of house types and sizes. Proposal gives pros and cons to the area from the development. Suggests the land cannot support agriculture any more and that the land is highly suitable for housing, with magnificent views and close to all facilities
2608	Mr Bernard Egan	Rezoning of lands at Water Rock Middleton	Request land be changed from A1 greenbelt to mixed zoning (residential, commercial, social, & industrial). Pre-draft submission lists grounds.
2609	Mrs Patricia Starkey	Observation to Draft Plan	Notes the concern regarding level of residential development in the County - particularly in the Environs of the City. Must give proper consideration to leisure facilities and play areas for children.
2610	Beara IFA	Submission from Beara IFA	Highlights the main agricultural issues in the area - including - houses in scenic areas, urban dwellers in the rural countryside, Wind Energy and Mineral Extraction (ECO 5-3). In relation to houses in scenic areas - Beara IFA request that family members should be allowed to get planning permission even if it is in a scenic area.

No.	Submitter	Title	Summary
2612	Patrick J McCarthy	Lands at Lauriston Est. Glanmire	Lauriston Estate and house was built in 1760 and has been preserved. Objection to the ring road alignment through the land on grounds that existing woodlands and walls will be destroyed; gradient of proposed road would be 1:11 which is considered to be too steep; proposed road cuts through the Banduff road housing area and is clearly not the best option; personal and financial interests in the area would be
2613	Mr Jeremiah O'Brien	Lands at Ballynona South, Dungourney, Co Cork	Request to zone a specific site for housing development. The site is in the Rural Housing Control Zone to the east of Midleton. It is argued that a large number of sites have been developed in the area and raises the question how some people can get planning permission for large scale residential development so far out of town.
2614	Mr William Hennessy	Rezoning of lands at Coolflugh & Dromin, Blarney	Proposed residential zoning. The owner of this land sold the balance of his holding in this area for development in 1995. Taxation, farming conditions and the purchase of a farm for a family member near Mallow are now causing financial difficulties.
2615	Ballinacurra Residents	Issues relating to Ballinacurra	Submission made by a number of local residents. Concerned about the future development of Ballinacurra especially to the east of the village and the Guinness Farm lands (Ref. 2281). They ask that the Greenbelt designation for this area be changed from A2 agriculture to A1 agriculture. The village is picturesque and surrounded by good agricultural land. In particular, concern is raised about the levels traffic and the lack of amenities.
2616	Mr Michael Quane	Record of Protected structure No 00443	Draft Record of Protected Structures no. 00443 : The submission raises concerns that structures may become sterilised by protected structures process as currently set up. Makes the point that buildings may need to evolve over time and adapt to contemporary living requirements and that owners of structures should be approached as potential allies instead of placing restrictions and obligations on them. Submitter hopes to see the Council working with the owners towards the common goal of allowing the structure to evolve in a sympathetic manner.
2617	Sister of Mercy	Lands at Sisters of Mercy at Bantry Co Cork.	The convent and land in question are under the ownership of the Sisters of Mercy. The convent can accommodate up to thirty persons and the present size of the congregation is six. Requests that the convent and curtilage be rezoned to commercial to allow development of a guest house, small hotel or office use. Request that remainder of the land be given a residential zoning and at the same time enabling the Sisters of Mercy to construct smaller and more suitable accommodation..

No.	Submitter	Title	Summary
2618	Glanmire Environment Group	Issues relating to Glanmire	<p>Raises a number of issues in relation to development in Glanmire as outlined in the Draft Plan.</p> <p>Application for the development on this land has already been refused and it should not be included now. Destruction of greenbelt.</p> <p>No evidence of community and residential amenities in draft development plan</p> <p>Need for a civic focal point - library, communiity centre</p> <p>Population estimates are completely out 7000 as against 17 000 by 2011</p> <p>Opposed to zoning of R11, R15 and R18 as they will have a detrimental effect on rural landscape of Glanmire - road network is already overloaded</p> <p>Objection to R13 because of erosion of green belt and possible pollution to wells and traffic problems</p> <p>Objection to R-02 (medium density) in Sallybrook - this should be low density because of steep gradients and totally inadequate access</p> <p>Objection to R-04 (high density apartments) - too steep and limited access - should be low density</p> <p>Footpaths and lighting needed in Brooklodge area</p> <p>No access to O-03</p> <p>Land behind Brooklodge community centre should be developed immediately for amenity</p> <p>Walks in O-03 needs to be improved and car parking provided</p> <p>Rezone I-02 for amenity and given to development</p>
2619	No name supplied	Lands at Killeagh, Midleton	<p>Request that land in Killeagh be zoned for housing in the Local Area Plan for Killeagh.</p> <p>This submission relates to an area of land close the centre of the village. In the 1996 Development Plan part of the area was zoned as H1 and it is suggested that the designation be retained for a larger site area. This would be suitable for in-fill development.</p>
2620	Mr John Fitzgerald	Issues relating to Templemichael, Co Cork	<p>Templemichael is a significant employment centre with 200 jobs and some other infrastructure. Land could be used for residential</p>
2621	Mr Cornelius Keohane	Lands at Gortacruie, Midleton, Co Cork	<p>This submission objects to the inclusion of a farmhouse and lands in the A1 greenbelt area. It was hoped that these lands would be suitable for building houses for family members.</p>
2623	Denis & Loreto Collins	Issues relating to Glanmire & Riverstown	<p>Requests defination of low density on R-13.</p> <p>Suggests R-13 will be a substantial erosion of the greenbelt on western side - application has already failed. Population figures are in dispute.</p> <p>Public transport should be designed better. Zone flatter pieces of land and link to the public transport system. Hill tops should remian green and rezone R-13 to green belt.</p>
2624	Mr Conor O'Flynn	Record of Protected Structure no. RPS 01210	<p>Draft Record of Protected Structures no. 01210 :</p> <p>The submission objects to the inclusion of the structure on the draft record on the grounds that the notification does not specify what merit the house has for inclusion.</p>

No.	Submitter	Title	Summary
2625	Mr Michael Cummins	Observation to draft Plan re Charleville	<p>Number of issues outlined in this submission - Derelict Sites Act needs to be mentioned in the town - also include an objective for Derelict Sites.</p> <p>Concern regarding infrastructural road improvements (By-pass) of Charleville - keep as close to town as possible. Number of infrastructural improvements are required in Charleville - upgrade of road for heavy traffic on</p>
2626	Mr Donal Buckley	Lands at Keatleys Close, Mallow	Request to zone lands adjacent to Town Council boundary at Mallow and, in conjunction, to provide a relief road to ease traffic congestion in the
2627	Residents of Ardgehane/Ballinglanna	Issues related to Ardgehane/Ballinglanna	<p>This submission highlights specific objectives in chapters 3, 7 and 8 - in relation to protection of the coastline and scenic areas.</p> <p>Further areas are highlighted in this submission which should be included in the Scenic areas list (and maps).</p> <p>It is contended that the Scenic Areas list should be updated - as this would give proper protection to these scenic areas (as outlined in the submission).</p>
2628	Cork Mountaineering Club	Observation to Draft Plan	<p>This submission from the Cork Mountaineering Club highlights a number of issues which affect walkers and the environment generally. There is great support for many of the objectives in the plan - however there are some omissions in relation to Forestry and Rights of Way - modest car parking facilities in areas which are recognised walk starting points. There are some issues which the club feel could be enhanced or added to including - the needs of hillwalkers, and amenity areas etc.</p>
2629	An Taisce, Corcaigh	Observation to Plan	<p>This is a comprehensive submission relating to a number of issues identified in the Draft Plan. An Taisce are in agreement and welcome most of the objectives as set out in the plan - especially those which relate to sustainable transport, and protection of the natural and built environment. Request that all 18th and 19th century villages and towns are designated ACA's. Omission of Forestry and Rights of Way also noted.</p> <p>There is additional information included in relation to the Natural and Built Heritage (including the Protected Structures) and also for Volume III - Main Settlements - comments made in relation to specific zoning objectives in some of the main settlements.</p> <p>An Taisce have three main requests in relation to the Natural Environment:</p> <ol style="list-style-type: none"> 1) Request to mandate monitoring of topsoil removal of reasonably large developments (10 houses or more) 2) Request that there be provision in the Development Plan to mandate archaeological surveying of heritage buildings in town/village cores in the event of a planning application for renovation or demolition. 3) Request that there be provision in the Development Plan to protect archaeological sites that area not yet in the RMP.

No.	Submitter	Title	Summary
2630	Nashs Boreen Residents Assoc	Issues relating to Nash' s Boreen	Nashs Boreen Residents Association provide a history of the area in this submission, including Past Initiatives and comments in relation to Social and Affordable housing in the area. Broadly welcome the Specific Zoning Objectives as outlined in Map 11-1 in the Draft Development Plan, which includes an objection to the proposed route for the North Ring Road (U-03) because of its natural and detrimental effect on the Glenamought River Valley.
2631	BHL Landscape Group	Lands at Sraleigh, Waterfall	Submission relates to site circa 2ha at Sraleigh, Waterfall in use as a garden centre. Request is made that site be changed from A1 to commercial zoning to take account of the type of business carried out; site is intensively developed and does not conform with description of A1 given in Plan; previous planning permissions on the site clearly showed that it is a commercial site; reasonable to expect that as their business grows that it is likely to involve further development; lands cannot now be returned to agricultural use; concerned that future development of business could be hindered by A1 zoning; concerned that close proximity of residential development may compromise the operation of their business.
2631	BHL Landscape Group	Lands at Sraleigh, Waterfall	Requests that a site be rezoned from Greenbelt (A1) to Commercial, on grounds that about half of the the site area has been developed; site forms part of the relatively built-up complex surrounding Jimmy's Cross roads in Sraleigh, Waterfall; and the nature of the business itself, which has been sanctioned by two planning permissions.
2632	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire	Proposed residential or commercial use
2633	George & Elizabeth O' Riordan	Rezoning of lands at Monard, Rathpeacon, Whitechurch	Request that land in Monard, Rathpeacon, Whitechurch be zoned for residential and/or commercial land.
2634	Chris & Liz Hayes	Issues regarding Wind Turbines, Rura Housing & Planning Conditions	Windfarm policy - should include areas that are visible from the sea or a main road. Also comment in relation to rural housing - should not be only allowed in villages and towns as it seriously discriminates against rural dwellers and landowners.
2635	Peader Creedon	Lands at Cloughdud & Farnanes	Request for residential / commercial zoning in Cloughdud area.

No.	Submitter	Title	Summary
2636	Construction Industry Federation	Concerns re Draft Plan	<p>The key concerns outlined in this submission are as follows:</p> <p>The settlement strategy should promote the allocation of a higher ratio of projected growth within the main urban settlements, than that currently advocated in the draft plan, which allocates only 55% of all growth to the key settlements.</p> <p>There is a serious deficiency of zoned residential land in the metropolitan area.</p> <p>Density levels of 8-10 units per acre should be applied as the appropriate test for assessing zoned land requirements.</p> <p>The preparation of Local Area Plans should be expedited and flexibility applied to the considerations of development proposals in these areas in the interim. Ideally the zoning of lands in these settlements should be incorporated into the County Plan.</p> <p>Proposed policies on commercial, office and retail uses are restrictive and the application of the sequential test should be encouraged, whereby in the event of no suitable town centre site being available, edge-out of town locations should be considered for all forms of retail, office and commercial developments.</p> <p>Policies on the green belt should incorporate sufficient flexibility to allow for the natural growth of strategic settlements within the metropolitan area.</p>
2637	Philip & Amanda Kidney	Objection to roundabout at Broomfield East, Midleton	Objection to the proposed roundabout and the rezoning for development in the Broomfield East area of Midleton.
2638	Mr Harold Johnson	Zoning boundary to be altered at Ballea Rd. Carrigaline	Proposes zoning (presumably as existing residential) of house and part of associated lands on grounds of consistency with the treatment of property on the opposite side of the road, and that the draft development boundary adjacent is arbitrary and does not relate to ownership boundaries.
2639	Mr Finbarr O'Brien	Lands at Kilbeg, Bandon	Refers to 25 ha land at Kilbeg Bandon running from Crossbarry Road down to Bandon River. The site includes O-01 and I-01. Raises concern at 'scenic landscape' designation which up to the last plan was largely zoned agricultural. Argues that this designation is not warranted as the farm is not part of the Bandon River valley and status should be returned to agriculture. Field zoned 'O2 or sports' is what remains of old rugby pitch, remaining portion would make natural extension to existing estate as it has services and access and could provide access to council owned lands.
2640	Mr Oliver Thomson	Lands at Ballynametagh, Carrigaline	Requests that Lands at Ballynametagh, Carrigaline be rezoned from A1 to leisure on the grounds that one third of the lands in question are in use as a golf course; there is permission for a hotel on the site; and the site would be suitable for a hotel
2641	Ms Gertie Goulding	Plot at Strand Rd, Kilnagleary, Carrigaline	Requests that lands at Strand Road, Kilnagleary, Carrigaline be rezoned from open space to residential on the grounds that the site is served by sewer and could accommodate a few private sites. Claims that the proposal to incorporate the site with the lands at the rear is prejudicial to owner's interests, unfair and unnecessary

No.	Submitter	Title	Summary
2642	Fleming Construction Ltd	Lands at Ballymacowen, Clonakilty	Applicant requests residential zoning to accommodate the housing needs of the area
2643	O'Flynn Construction Company Ltd	Issues Relating to University Technology & Business Park at Curraheen Road, Ballinaspig More, Cork	This submission requests the zoning of lands at Ballinaspig More for university technology and business park. The Green Belt is noted in relation to Cork Area Strategic Plan, rather than the Draft Plan, as it highlights the 'case for strategic development in the Green Belt if it contributes to the overall future well-being of the sub-region.' Therefore there are two opposing strategic issues involved which need to be looked at in relation to an Action Area Plan.
2644	Mr David Heffernan	Issues in relation to Passage West, Co Cork	Submission apparently in relation to Passage West R-06. While recognizing likelihood of eventual development, concerned about its suitability for high density development on grounds that lack of footpaths, street lighting, public transport and amenities for children makes area unsuitable for major increase in houses; and how the site may be accessed. Objects to any increase in size or traffic for existing estate road on grounds of number of children in area.
2645	Mr Liam Begley	Issues in relation to Passage West, Co Cork	Submission from residents' association objecting to any access to zoned site Passage West R-06 being taken through existing housing estate, on grounds of dramatic increase in traffic resulting and preponderance of households with young children on the estate. Stresses likely strong reaction to such a proposal, and the need for concerns to be taken into account before any decision.
2646	Mr Kieran Harrington	Issues in relation to Passage West, Co Cork	Major concern expressed regarding the access to zoned residential development. This submission appears to relate to Passage West R-06, and presumably the concern relates to the possibility of the existing estate road being used to access the zoned site.
2647	Mr Keith Birchall	Lands at Carrigaline,	Proposes that a buffer zone be provided on adjacent land between own site and land zoned r-12, and that the walk way running along the south boundary of land zoned r-12 be relocated because it is inside his security fence and gate. Queries the designation of his industrial site with an amenity designation. Concerned that this may prejudice further industrial development on his
2648	Mr Gerry Brett	Issues relating to RO6 Passage West, Co Cork	Strong objection to access for residential zoning Passage West R-06 being taken through existing residential area, on grounds that this will change existing cul de sacs into thoroughfares; endanger the lives of all children on the estate as it passes a recreation area; and traffic calming measures could not be relied upon to remedy the situation.
2649	Mr Eddy Higgins	Issues in relation to Passage West, Co Cork	Requests clarification of density and access of zoned housing site Passage West R-06. Implied concern over density and access.

No.	Submitter	Title	Summary
2651	John & Deirdre Healy	Lands at Lehenaghmore, Togher	Concern regarding zoning at Lehenaghmore/Lehenabeg Togher area. Basis of concern being a) grounds of previous refusal in the area including exposed elevated position, visual amenity, conflicts with policy objective to protect Lehenagh ridge from development.b) presently zoning in area is mixed and roads cannot cope with traffic. To put more traffic on these narrow roads would be very dangerous. C) questions if there is a demand for such buildings given numerous For sale signs in the area. D) upkeep of units in the area is not very evident.
2652	Mr Michael Ross	Lands at Darkwood, Dunmanway, Co Cork	Request land be zoned for residential development. The land is serviced and can be easily accessed.
2653	Mr Conor Cahalane	Lands at Dunmanway	Relates to lands to the west of Dunmanway, and includes the lands covered by specific objectives, R-11, R12, and R13. Welcomes the zoning R-11, however in the attached plans high density residential development is indicated for R-11 not medium density as shown in the Plan. Questions the choice of R-12 for residential development, stating that the area is the subject of a planning application for educational purposes. Suggests that the agricultural land between R-12 and the road be zoned for housing instead. Also requests that part of the area of land R-12, be zoned for commercial use, which will link in with the proposed secondary school, public park and leisure centre to the west of the site. This will alleviate congestion in the town centre.
2654	Mr Jerh Walsh	lands at Ringaskiddy	Objection to proposed route (U02) as it traverses farm
2655	Denis O'Callaghan	Lands at Rathmullig East, Farmers Cross	Proposes zoning for an 'airport logistic park' (comprising mixed-use warehousing, show rooms and office based industry with software and research and development) on 25 acres of land adjacent to airport on the grounds that this would complement the existing Cork Airport Business Park; Cork Area Strategy Plan understood to support provision of further airport related uses in the vicinity; the best way of attracting inward investment is to offer the investor choice; proximity to airport key to locational decisions of a number of national and international companies in the region; importance of airport to regional development recognised in various named studies; utilities available to service the site.
2656	Mr Alf Smiddy	Lands at Brooklodge East, Glanmire	Proposes low density housing with serviced sites. Suggests new highway to Dublin is splitting community in two parts and is an artificial boundary. Infrastructure is in place (public transport, water, electricity, sewerage, roads, schools).

No.	Submitter	Title	Summary
2657	IDA Ireland	Review of Cork County Development Plan	<p>The submission raises a number of general issues and uses Carrigtwohill to illustrate the issues raised but also mentions other Industrial Zones in the Draft Plan - Carrigaline, Ringaskiddy, Schull and Fermoy area highlighted as areas of particular concern. .</p> <p>There is a broad support for the role of the scenic landscape designation and the IDA strive to develop a high quality business park environment in it's estates.</p> <p>That said, it is felt that such a designation could cause problems in attracting investment to Cork. For example, the Carrigtwohill Business park has a Scenic landscape designation and it is felt that the constraints associated with the designation could adversely effect future development.</p> <p>It is also felt that this designation may generate a number of third party appeals against future development.</p> <p>Request that the plan is revised to remove the scenic landscape designation from all land which is zoned Industrial -Technology - and also from land which is existing industrial use.</p> <p>Also the individual objective, stated for each area of zoned land, from which the scenic landscape designation is thus removed, could make reference to the requirement for high quality landscaping and screening.</p> <p>Also request that the objective for scenic routes be qualified to exclude views and prospects of industrial sites and industrial zoned land or alternatively, include a statement that the scenic route designation is not intended to constrain appropriate industrial development.</p>
2658	Mr Charles Colthrust	Lands at Bawnafinny, Ballygrohan & Knocknagorty, Blarney, Co Cork	<p>This submission requests that lands in Blarney are zoned for Parkland type Golf Course, along with supporting and dependant housing / holiday home provision as it is in keeping with the strategic principles and objectives in Volume One of the Draft Plan.</p>
2659	Mr John O'Leary	Lands at Coolfadda, Bandon	<p>Proposed lands were within the development boundary of the 1996 Plan (though not zoned for any purpose). It is argued that the lands should be zoned for residential development on grounds that the lands were previously within the development boundary of Bandon; are serviced; complies with goals and principles of the plan; site is adjacent IDA lands and would therefore facilitate sustainable transportation patterns; and site is adjacent to Laural Walk</p>
2660	Ms Merle Jean Tanner	Lands at Lisheens & Greenfields, Ballincollig, Co Cork.	<p>Request that land to the South of Ballincollig be zoned for residential development, on grounds of the need for more development land in the town, and the negative effect that the proposed bypass will have on the suitability of the land for agriculture.</p>
2661	Mr Maurice Cogan	Lands at Courtstown, Little Island, Co Cork	<p>Land is zoned for heavy industry (I-05) on a portion and zoned agriculture for a portion.</p> <p>Suggests that the whole farm should be zoned for light industry and warehousing use and not only a portion of the farm.</p>

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2662	Mr. John Sexton	Objection to lands zoned for housing at Lehenaghmore, Togher,	Objects to the position of the boundary between existing housing and existing open space, on the grounds that the housing zoning encroaches on the land which he was obliged to provide as open space. The boundary should be further up the hill, such that the whole of the site identified in the submission is open space.
2663	Mr John Sexton	Lands at Lehenaghmore, Togher	Objection to zoning for existing open space because owner had already given over some of his land for open space. 1996 Development Plan had no zoning for this area Draft Plan has included it in the development boundary and zoned it for existing open space
2665	Mr Denis Hegarty	Lands at Coole East, Templemichael, Co Cork	Land abuts existing housing development which forms a nucleus for a village type settlement and is within 30 m.p.h limit; is suitable for consolidating the present development and focusing development in an area thereby reducing the pressure for one off houses; and suitable for consideration in the Blarney Local Plan.
2666	Cork County VEC	Issues relating to Plan	This submission from Cork County VEC relates to the provision of Education including Pre-schools and Post Leaving Certificate Education in the County. The VEC agrees with the aims outlined in paragraph 6.3.8 and outlines the importance of improving range and quality of sports and recreational facilities. Also lands in the residential categories in the 31 settlements should they be approved for provision of such facilities or would the land require specific 'HOU 3-4' or HOU 3-5 designation at this stage? The Committee also highlights Post Leaving Certificate and Further Education - and notes that the County Development plan should include this as an important issue. The submission highlights the importance of Education provision (including pre-schools and open space - recreation) in light of the proposed population increases in some of the 31 settlements and Buttevant
2667	Mr Leo O'Brien	Lands at Carrigrohane Castle, Cork	Proposes residential zoning of parts of land associated with the castle, on grounds that green belt boundary cuts through the property; there is an existing planning permission on part of the site; development would be to highest standards, compatible with the character of the site, and with objectives of County Development Plan; considerable housing development has been carried out in the vicinity; there is a shortage of suitable land.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2668	Mr Sean Murphy	Observations at Passage West, Glenbrook & Monkstown, Co Cork	<p>Suggests recent proposals for Passage West dockyard welcomed by most in area, and urban renewal designation should be extended to facilitate development delayed by Seveso (hazard) considerations.</p> <p>Serious infrastructural problems need addressing, including grossly inadequate parking harming businesses and causing congestion; roads in deplorable condition; need for road and riverside footpath lighting upgrading; recently erected handrail to riverside walk is unsafe. Zoning of over 30 acres of land for housing, promised relocation of a school, and construction of a link road (presumably Passage West U-02), will put further pressure on already unsuitable roads .</p> <p>Link road will be used as a rat run to avoid town centre congestion. Improvement of roads in Maulbaun, Church Hill and Meadows area should be precondition of residential development and link road.</p>
2669	Mr John Burke	Issues relating to Cork Airport	<p>This submission requests that the Draft Plan should give the development of the airport at least the same priority as the Port of Cork plans for the harbour area.</p> <p>The Council should also be more positive about addressing the infrastructural deficiencies which threaten the achievement of the airport expansion plans.</p> <p>In this regard, the submission suggests a re-wording of paragraphs 5.1.22 and 23 and Specific Objective INF 1-21.</p> <p>In terms of the land use zoning in the South Environs the submission requests that the development plan; make provision for the planned expansion of the airport and related activities; provide clear policies to control development in the vicinity of the airport in the interests of safety and environmental factors, and to avoid prejudicing the future growth of the airport; address the inadequate road and public transport infrastructure serving the airport; facilitate construction of new buildings and facilities; reserve capacity in the water scheme for airport related demand; upgrade the sewerage system; provide for surface water drainage; show noise level contours and safety areas on development plan maps; amend boundary between airport and business park; use specific land use zoning category for the airport; include specific development objectives for the development of greenfield airport owned land during the plan period; etc. Specific amended wording is suggested for parts of the plan, and a meeting requested to clarify and expand upon the submission.</p>
2670	Mr John Ahern	Lands at Belvelly, Cobh, Co Cork	<p>Proposed re-zoning of existing agricultural lands outside Cobh, to residential & ancillary use. It is suggested that this represents the expansion of the village of Belvelley and can be serviced. Support for the 'eastern route' of the proposed realignment of the R624 Cobh Road.</p>
2671	Mr & Mrs Pat Bradley	Lands at Sally's Cross, Kanturk, Co Cork	<p>Request to include development boundary for Sally's Cross, as defined in the 1996 Development Plan, as part of the final draft of the current development plan review.</p>

No.	Submitter	Title	Summary
2672	Mr & Mrs Gareth Fitzgibbon	Record of Protected Structures - no. RPS 00282 Clydaville House, Mallow, Co Cork	Draft Record of Protected Structures no. 00282: The owners wish to demolish the structure because of the serious nature and extent of damage to the structural walls and timbers. They request that it be removed from the draft record.
2673	Mr Denis Condon	Lands at Glansheskin, Kilworth	Request to zone lands for residential use, based on infrastructural factors and proximity to existing services.
2674	P.J O'Driscoll	Lands at Coolfadda, Bandon, Co Cork	Removal of open space zoning and amenity walk. Requested zoning (if any) not specified
2675	Mr Graeme Coates	Lands within the Kilnagleary Valley	Detailed submission arguing that the zonings of land in the Kilnagleary valley (R14, R15, R12 and U07) are contrary to proper planning on grounds that extensive development would harm designated area of scenic importance; proposed road and residential development would limit enjoyment of the proposed walk (which is otherwise fully supported); large scale residential development to the south of the town is unsustainable and would result in further congestion in town because most employment is to the north and east; if necessary to continue growth of Carrigaline, this should be to the north of the town for the latter reasons; the need for a south-eastern relief road is questionable and a northern relief road may be more appropriate, and the public should be consulted on options before a final decision is made.
2676	Mr Frank O'Driscoll	Lands at Demesne, Dunmanway	Request for unspecified zoning at Demesne, Dunmanway.
2677	Mrs Noreen Riordan	Issues in relation to Cork County Development Plan	Resident near airport expresses concern about privacy; noise; lack of recreation space, in particular somewhere to walk dog; absence of any advantages "in this situation".
2679	Ballyheada & District Residents Association	Issues relating to Ballyheada	Ballyheada and District Residents Association request that Ballyheada be removed from the list of Settlements - as the residents association note it is not a settlement or even a village - Halfway and Ballinhassig are the closest settlements. Argument that Ballyheada has got a Church and over crowded school - no other facilities or amenities as they exist in other
2680	Mrs Abina Leahy	Issues relating to Northern Environs	Concerns raised over a number of land uses and activities in the Lota area and request for appropriate consideration.
2681	Howard Holding Plc	Lands at Ringaskiddy, Co Cork	Submission refers to a plot of land (located next to I-03) zoned as established agriculture in the Draft Plan. Requests the land be rezoned for industry / enterprise with a specific objective to cater for office based industry. Refers to complex planning history and detailed site layout / design information is provided. It is felt that the zoning of established agriculture is not appropriate due to its location and topography.

No.	Submitter	Title	Summary
2682	Manahan & Associates	Lands at East End of Little Island, Co Cork	A proposal for an integrated development of predominantly residential with neighbourhood shops, medical clinic, childcare facility, primary school, nursing home and local employment facilities. Suggests it will provide a counter balance to the excessively high proportion of industrially zoned land in Little Island. The increase in population will result in a critical mass of people to support these additional
2683	Ms Eileen Mulcahy	Lands at Knockraha, Midleton, Co Cork	Request to zone land for residential development. The site is to the east of Midleton between the lands zoned as R-03 and I-07. It is close to the proposed road (I-02) and is bounded at the south by the disused Railway line. It is submitted that the site is suitable for zoning as residential as an extension of the land zoned as R-03 (medium density residential)
2684	M & T O'Regan	Lands at New TwopotHouse, Co Cork	Proposed industrial / warehouse / distribution zoning sought for site associated with the village of New Twopothouse.
2685	Mr Michael O'Regan	Lands at Hollyhill, Co Cork	Site of 12.6 ha is located between the Nashes Boreen and proposed north ring road Proposes affordable houses be built there
2686	Mr Donal O'Donvan	Lands at Ringaskiddy	Proposes zoning for development of student accommodation of land identified as existing open space in Draft Plan, on grounds that such accommodation will be necessary to service maritime college which is planned to have 750 students, and this would help alleviate traffic in the Lower Harbour area.
2687	Healy Brothers, Nordic Cold Stores & Cork Co-op Ma	Properties at WaterRock Area in Midleton, Co Cork	This submission refers to lands to the west of Midleton zoned for Industry / Enterprise (I-02, I-03, I-0%). Objects to requirement for a minimum 20 m tree planted buffer. Argues that the total frontage for their landholding would result in seven acres of valuable land been sterilised.
2688	Mr Ronnie Moloney	Lands at Skinners Boatyard, Baltimore, Co Cork	Request site be zoned for apartments or commercial development. Previously the site was a boatyard, but demand for such a service in this area has declined and as resulted in the dereliction of the existing workshop, sheds and other buildings. It is stated that if the zoning requested is granted the owner of the site will provide high quality apartments with related retail facilities.
2689	Mrs Kathleen O Donovan	Lands at Shanacluen, Knockdrom, Castletownshend, Co Cork	Request that 20 acres be zoned for medium residential development. The site is adjacent to lands which are already zoned for development.
2690	Mr John O'Donovan	Lands at Knockdrum	Request that land be rezoned for medium density affordable housing. There is a shortage of affordable sites or dwellings available to the local population. It is claimed that an obvious social divide exists in Castletownshend i.e. people living in council housing and people living in expensive accommodation. It is claimed that the land which was zoned in the 1996 Development Plan is either fully developed, not serviced, or is

No.	Submitter	Title	Summary
2691	Mr Ronald Sweetman	Lands at Ballinrea, Carrigaline, Co Cork	Requests that lands at Ballinrea, Carrigaline to be changed from greenbelt to residential on the grounds that: the site is adjacent to a graveyard which will hinder agricultural production; the site is accessible to Douglas and Carrigaline; and can be sewered by septic tank.
2693	Mr. Garry Tomlins	Rezoning of lands at Glouthaune/Johnstown Co. Cork	Zoning request for land to the east of the development boundary (as defined in the 1996 development Plan). Suggests this land is suitable for high density residential use. In support of the submission the proximity of community facilities is highlighted along with the location close to the rail line.
2694	Healy Brothers	Lands at Water Rock, Midleton	Submission mentions ownership of Water Rock Golf course but the text relates to a range of issues involving Midleton. Suggests that the requirement for a minimum 20m tree planted buffer at I-02 is unnecessary and should be reduced or deleted. Refers to a previous request for a railway station at Water Rock Road. In line with the projected growth in the population of Midleton and the need to encourage more growth to facilitate the rail link the submission suggests that more land should be zoned for residential development.
2695	Dairygold Co-op Society	Issues relating to Dairygold Co-op Superstores at Carrigaline Co Cork	Suggests a line for the proposed access road adjacent DairyGold Co-op stores at Carrigaline
2696	Dairygold Co-op Superstores	Issues relating to Dairygold Co-op Superstores, Midleton, Co Cork	Land to the North of co-op superstore in Midleton. Request to change re-zone a strip of land from existing industrial to primarily commercial. Zoning requested to facilitate the planned expansion of the co-op superstore.
2697	Dairygold Co-operative Society	Lands at " Union", Mitchelstown, Cork	Suggests that further housing development in the area of 'Union' should be curtailed - as they are a possible threat to water quality in the underlying aquifer. Alternatively the Town sewer system should be extended to serve the area.
2698	Dairygold Co-operative Society	Lands at Killumney, Co Cork	Zoning sought to facilitate agricultural / general retail development on lands zoned as 'Agriculture with option for light industry' in the 1996 Development Plan.
2699	Dairygold Co-operative Society Ltd	Trading Centre at Clonmel Road, Mitchelstown, Co Cork	Request to change from 'Open Space / Sports Recreation / Amenity' (i.e. objective O-03) , to 'Industry / Enterprise'.
2700	Galtee Food Products Ltd Mitchelstown	Grain Store Complex at Limerick Road, Mitchelstown, Co Cork	Supports industrial zoning objective (I-01) for Mitchelstown. Requests that route option for distributor / relief road (U-01) be altered according to submission specification.
2701	Dairygold Co-op Society	Lands at Station Rd. Blarney	Request for extension to Dairygold at Blarney Station to be incorporated into the draft development plan
2702	Dairygold Co-op Society	Lands at South Side of Kildorrery Road, Mitchelstown, Co Cork	Request for industry / enterprise zoning to support a stand alone industrial enterprise.
2703	Dairygold Co-op Society	Lands at Manor Hill, Mitchelstown, Co. Cork	Request to change zoning from open space to a mix of 'town / neighbour centre' and industry / enterprise. It is also requested that the pedestrian walk objective (U-02) be removed from the plan.

No.	Submitter	Title	Summary
2704	Dairygold Co-op Society	Car Parking standards for urban areas	Request that car parking standards for offices be amended such that 3 per unit of 100m ² be applicable in areas where the population exceeds 2,000.
2705	Dairygold Co-op Society	Cheese Factory at Clonmel Rd, Mitchelstown	Request to change zoning from 'educational / institutional / civic' to Industry / Enterprise.
2706	Dairygold Co-op Society	Lands at Castlefarm, Mitchelstown	Request for additional industrial zoning, based on infrastructure proposals.
2707	Residents of Pembroke Woods	Objections on behalf of the Residents of Pembroke Woods	Expresses concern, on behalf of residents of a housing estate, about pressure for commercial development in residential areas, referring to Retail Planning Guidelines, desirability of concentrating investment in town centre. Suggests specific wording for a revised objective Passage West R-02 and new objective Passage West R-13, precluding most commercial or mixed use development from areas zoned residential.
2708	Gaelic Athletic Association	Provision of Sporting Facilities and GAA Facilities	Supports the objectives outlined in section 6.3 (Vol I) of the draft development plan and also requests additional policies in this section on behalf of the GAA in relation to funding for sports and recreation facilities; promoting the development of sports and recreation facilities; and fostering a structure within the Council to manage and promote local sports, amenity and open spaces.
2709	Mr William Cuddy	Lands at Baneshane, Midleton	Request to re-zone land to facilitate the development of a retirement village / nursing home. The site is to the west of Midleton and is outside the development boundary in A1 Greenbelt. Highlights the growing population, changes in household size, and growing service sector as identified in Cork Area Strategic Plan; reference in the Draft Plan to the need for new community facilities resulting in a shift from more traditional hospital based care; and it encourages sustainable development in an area close to existing developments and infrastructure.
2710	Cork Cooperative Marts	Lands at Mitchelstown	Mixed zoning of 'town centre / commercial / residential' sought on behalf of Cork Co-operative Marts Ltd. for Mitchelstown for lands (currently used in part for cattle mart) zoned existing commercial / residential in the public draft.
2711	Cork Cooperative Marts Ltd	Lands at Knockgriffin, Midleton	Relates to the Cork Co-op Mart site in Midleton which straddles the Town Council / County Council boundary. Request for land to be re-zoned from existing industrial to commercial / town centre to facilitate the comprehensive redevelopment of the Mart site for retail use. The submission arises from plans to consolidate the Cork Co-op Marts into one state of the art facility. This will involve the closure of the Midleton mart. An application has been made to the Town Council and County Council for the first phase of the development (infrastructure works).

No.	Submitter	Title	Summary
2712	Ms Carol Lynch	Lands at Lcknaar, Skibbereen, Co Cork	Adjoining golf course and soccer pitch are recreational activities that would support the development of a tourist facility in the area. Market research has indicated that West Cork needs this kind of development - Cork Kerry Tourism. Site is well able to be serviced for both foul and surface water and an adequate road access point. A mix of leisure uses and tourist uses will assist in promoting sustainable development in the town and environs as well as filling a gap in the provision of adequate tourist facilities in the area.
2713	Howard Holdings	Lands at Passage West, Co Cork	Proposes residential use of a site of 1.1ha at Passage West, formerly Convent Schools and identified as Educational/Institutional/Civic in the Draft Plan. School is closed and there is no longer a requirement in the town. Reference is made to National Spatial Strategy, Residential Density Guidelines, 1996 Development Plan and Draft Plan. The key grounds for the submission are most natural location for expansion of the town; proposed development addresses Development Plan objectives including expanding the range and location of residential developments and protecting and promoting existing settlements; will satisfy market demand; will sustain this community; will curtail pressure for ribbon development; and site accessible to multi transport modes.
2714	The Port of Cork Company	Comments on the Development Plan	Port of Cork is in general agreement with most of the objectives as outlined in the Draft Plan - SPL 1-4, ECO 1-2, 1-3, ECO 2-3, RCI 2-4. Requests rewording of some objectives - INF 1-4 to identify the need to provide an efficient transport and particularly road network. Support the main thrust of this chapter 7, - however developments by the Port of Cork in industrial areas of the harbour may affect marginal sites of ecological interest. Suggests, therefore, that it would be the policy of the Council to allow such development in these areas, should suitable ecological compensation be provided within Cork Harbour to the agreement of Dúchas. Request also made in relation to settlements 15 (Glanmire-Riverstown) and 26 (Ringaskiddy) - re wording and zoning.
2715	Mr Philip Crimmins	Lands at Ballinglanna Glanmire	Proposes land be rezoned for a mix of low, medium and high density housing, on grounds that services are available and land is within the development boundary of Glanmire; existing roads will be upgraded and Dublin bypass is nearby with possible future on and off ramps.
2716	Brothers of Charity	Lands at Fountainstown	Proposes 0.7ha for residential development at Fountainstown.
2717	The O'Sullivan Family	Lands at Crookhaven, Skibbereen	Suggests site is well positioned for low density development with septic tanks. Services are available.
2718	Brothers of Charity	Lands at Lotamore, Glanmire	Access to Vienna Woods and zoned land, Lota is limited. Provide a link road from the Glanmire Road near Vienna Woods to Lota thereby opening up land for residential development and improving the circulation.

No.	Submitter	Title	Summary
2719	Mr Dan O'Mahony	Lands at South Link Road, Cork	Proposes zoning for institutional and charitable uses, and possible road widening, slip roads and recreational uses, of a site of c5.5 ha currently zoned as existing open space, on the grounds that there is a shortage of land zoned for institutional or charitable uses on the southern side of the City, and stressing the need to take an integrated approach to these lands incorporating Council and other public sector objectives.
2720	Mr Billy O'Flynn	Lands at Carhoo, Kilnap	Proposes residential zoning on grounds of access to services and suitability for residential expansion (mixed housing). Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2721	Mr Pat O'Flynn	Lands at Carhoo, Kilnap	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2722	Mr Healy	Lands at Carhoo, Kilnap	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2723	Mr John Saunders	Lands at Shannonpark, Carrigaline, Co Cork	Requests that lands at Shannonpark, on north outskirts of Carrigaline be changed from greenbelt to residential zoning on the grounds that the land is adjacent to existing housing; services and access are available; topography is suitable; does not affect the integrity of the greenbelt; and would reduce one off rural housing.
2724	Mr Ted O'Connor	Lands at Riverstown, Glanmire, Co Cork	Land is presently zoned agricultural in draft plan (25.5 acres)but it is not big enough for farming because of the conversion of parts of it for housing (Elm Grove Estate). Services are readily available and it is within the development boundary of Glanmire

No.	Submitter	Title	Summary
2725	SMA Fathers	Lands at Spur Hill, Doughcloyne	Proposes extending the development boundary to the south of Doughcloyne and zoning for residential with a cycle way and open space along the banks of stream. Suggests dispersed housing, being slightly further out from the town. High demand for this type of development in southern environs
2726	Bill Keary	Issues related to lands at South Ring Road, Cork	Objects to zoning as existing residential. Previously unzoned in 1996 but has become a prime site now with the construction of the southern link road and has a permission for fruit distribution centre. There has never been a residential premises nor is it suitable. It is more suitable for car sales distribution (Commercial)
2727	E & T Builders Ltd	Lands at Ardbrack, Kinsale, Co Cork	Proposes 3.7ha at Ardbrack, Kinsale for low density residential development with woodland planting. Reference made to 1996 Plan status, 2001 Joint Housing Strategy, Cork Area Strategic Plan and Draft Plan. Argues that Cork Area Strategic Plan indicates 180 dwellings for Kinsale by 2013, Draft Plan forecasts only 80 by 2011; area is recognised residential area capable of absorbing additional development; these lands similar to adjoining lands zoned in 1996 which could be developed without compromising scenic integrity of hillside; sufficient sanitary services provision (condition on adjoining site that drains be expanded to serve adjoining lands); close to community facilities; will support sustainable transport initiatives while minimising environmental cost of isolated dwellings; scenic designations carried out in 1970s, methodologies not reviewed since then; scenic areas traverse existing residential and town centre development; appropriate density design, layout and landscaping; visual impact set within context of existing development, and mitigation measures possible; Cork Area Strategic Plan does not show this area as Coastal Protection Zone; etc.
2728	Blandcrest Ltd	Lands at Cork Road, Bandon, Co Cork	Proposes rezoning from high density housing to business and enterprise with retail (though the submission concentrates on commercial/retail). Argues that insufficient land has been zoned to meet commercial needs of Bandon; site was previously effectively zoned commercial; not all retail development can be accommodated in the town centre; etc.
2729	Ahern Industrial Services	Lands at Killacloyne, Glounthaune, Co Cork	Requests zoning of site located between Carrigtohill and Glounthaune for residential use (up to 250 houses are proposed) on grounds that new housing should be concentrated close to the proposed rail service; development will relieve some of the pressure on Carrigtohill; proposal will promote a better housing mix; site is accessible to road and rail transport; the land is close to the employment centre of Little Island.
2730	Mr J. Buckley	Lands at Kilcuddy ad Carhoo Whites Cross, Co Cork	Request to zone lands for mix of residential and utility (graveyard) use.
2731	Classes Lands Ltd	Lands at Classes Lake, Ballincollig	Requests to change from open space to medium density residential. Reference is made to CASP, the Housing Strategy, Residential Density Guidelines, the Draft Plan and other general planning principles in support of the proposal.

No.	Submitter	Title	Summary
2732	Tom & Marie Kieran	Lands at Ballyorban, Monkstown	Detailed submission proposing residential development of land identified as A3 green belt. Accepts that the site will be part of the A3 green belt, but argues that past and draft green belt exceptions criteria have encouraged only large individual dwellings on large plots, a form of development unsustainable and damaging to the openness of the green belt. Development control decisions have also hinged on unsound and unwarranted assessments of individual need. Wants the criteria amended to facilitate 'clustering' of development around focal points, and a more appropriate mix of housing units to meet local needs. Suggests the submission site is an ideal location for such development, with an existing large house, stable yard and outbuildings that could be incorporated into the development.
2733	Mr Liam Higgins	Lands at Ballycotton	Request for a site to the north of Ballycotton to be zoned for residential use. Also suggests that proper reference to the 1996 County Development Plan (especially in chapter 9, Para. 9.1.4.) should read ...the 1996 County Development Plan as amended in 1999.
2734	IDA Ireland / Glaxo Smithline Beecham (Cork) Ltd	Proposed NHA at Currabinny, Carrigaline. Sub from Glaxo Smithkline Beecham (Cork) Ltd	A detailed submission objecting to Natural Heritage Area (NHA) designation, on the grounds that this will impede industrial development by major employer (Glaxo SmithKline); the plant is undergoing continuous expansion and further adjacent land will be required; site is landlocked by NHA; designation process contrary to natural justice/due process; lands are not designated as NHA so should not appear in plan as such; designation may affect future grant aid.
2735	Cork County GAA Board	Lands at Kilbarry	The site is owned by Cork County GAA Board. It is proposed that the site be divided into 23.8 acres for housing (mixed type) and 14 acres for open space. The Board feel that the Delaney Rovers GAA club serve adequately the organised playing requirements of the area and therefore the remainder of the land should be used for residential development thereby allowing for the further promotion and development of Gaelic Games and enhancing the area for those who currently live there. It is claimed that all the necessary services are available and are accessible.
2736	Westside Partnership	Lands at Codrum, Killarney Road, Macroom, Co Cork	Requests zoning for commercial (business-enterprise) - residential uses in the Macroom Environs. It is argued that the zoning of land for commercial and enterprise development in the town environs should not necessarily threaten the viability of the town centre. There should be options available in the environs for housing and enterprise development to ensure that enterprise is not lost to other competing

No.	Submitter	Title	Summary
2737	John Sisk & Co. Ltd	Lands at Courtstown, Little Island	Objection to the zoning proposal. Eastern portion of land is zoned for agriculture and needs to be changed to industrial. Change the specific objective I-07 (Light industrial and/or warehousing) to office based industry to be more sympathetic to local demands and trends (wider range of activities). 200 metre buffer zone is unusual. It needs to be 15-20 metres. This will restrict the site to a small area for development. Local Road access (U-06) is already under construction for the Carrigrennan sewage treatment facility, therefore delete it.
2738	Retail Grocery, Dairy and Allied Trades Assoc	Lands at Brigown, Mitchelstown	RGDATA requests change of zoning T-01 on Draft Plan map for Mitchelstown to Residential. It is argued that this site would be able to cater for the needs of older and disabled people - as a residential site and would also provide for continued investment support for the heritage areas of the town while maintaining the town centre as the preferred location for retail uses.
2739	Mr D. O'Leary & Mr O'Connor	Lands at Ballymah, Waterfall, Co Cork	Requests that lands at Waterfall be changed from greenbelt to residential zoning on the grounds that site is adjacent to permitted housing; services can be provided; and cohesive development of Waterfall would reduce one off houses in the countryside
2740	Mr T O'Connor	Lands at Castletreasure, Douglas	Site of 1 ha adjoining Green Valley Estate , Donneybrook currently established open space. Proposal involves extending Estate into established green area on grounds that the land's fully serviced; forms natural completion of Green Valley Estate; area well serviced by public transport; current design includes 20 houses backing on to green area, this is undesirable for reasons of security, proper development and accessibility; proposed layout is more acceptable; current zoning traverses field and does not comply with natural boundary, whereas proposal complies with natural boundary.
2741	Mr Pat O'Shea	lands at Scotch Farm, Carrigrohane	Proposes land currently indicated as green belt A1 be zoned for residential, commercial or sports uses, on grounds that viable farming is being eroded by surrounding and continuing development; trespassing from residential and sporting lands impossible to control; access by dogs distresses livestock and disrupts farming activities; a relief road from Ballincollig Bypass to Model Farm Road will inevitably be required soon, and will further reduce the agricultural viability of the land. A previous letter referred to suggests further development in the area should be planned with infrastructural needs of future development in mind; the submission land is serviceable and could be developed alongside the second phase of adjacent IDA development

No.	Submitter	Title	Summary
2742	Raymond Duggan	Lands adjacent to Inniscarra View Estate, Ballincollig R-11	Submission on behalf of local residents objecting to high density development on grounds that it would be out of keeping with existing development adjacent and may result in overlooking and overshadowing. Also highlights problems with roads into and through existing estate, presumably implying that these would be unsuitable to access the zoned site. Suggests that access via the new by-pass link road might be the most logical means of access to the zoned site.
2743	Annaghmore-Innishannon Interest Group	Submission of Annaghmore-Innishannon Interest Group	Pleased that the Annaghmore area is included in the Rural Housing Control Zone. (SPL 3-5). Objects to the development of Annaghmore on grounds of destruction of the area irrevivable; would have a negative impact both environmentally and socially, and generate traffic congestion and additional hazards; development of this magnitude not necessary and would be detrimental to the intrinsic rural nature of the surrounding area.
2744	Ms Aine Wall	Issues relating to Ballinhassig/Innishannon, Co Cork	Raises general issues in relation to Annaghmore and safety on the road between Ballinhassig and Innishannon.
2745	Heritage Developments	Lands at Whitegate	Requests the reinstatement of residential zoning as per 1996 Development Plan for part of a site that has been zoned for Agriculture in the Draft Plan. The site is next to farm land zoned as R-08 at Whitegate Harbour, is the yard for that land, and therefore will no longer be suitable for agricultural use.
2746	Brisas Partnership	Lands at Carrigtwohill	Requests an extension of the area of land zoned for Industry/Enterprise I-07 to facilitate the redevelopment of the whole site. The site is currently difficult to develop because it is traversed by a BGE Gas main.
2747	Heritage Developments	Lands at Midelton	Proposes change of all or part of Open Space area O-02 to low or medium density Residential Zoning, incorporating Open Space and Amenity Walk. Argues that the area O-02 is not suitable for the open space.
2748	Ted & Kate Slayven	Lands at Burke's Hill, Lotamore, Tivoli, Co Cork	Proposes site of 1.5ha adjacent the City boundary and Lota hospital for residential development in accordance with recommendations of CASP and Housing Strategy and consolidating the edge of City locations

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2749	Aer Rianta	Cork International Airport	<p>This submission requests that the Draft Plan give the development of the airport at least the same priority as the Port of Cork plans for the harbour area.</p> <p>The Council should also be more positive about addressing the infrastructural deficiencies which threaten the achievement of the airport expansion plans.</p> <p>In this regard, the submission suggests a re-wording of paragraphs 5.1.22 and 23 and Specific Objective INF 1-21.</p> <p>In terms of the land use zoning in the South Environs the submission requests that the development plan makes provision for the planned expansion of the airport and related activities; provides clear policies to control development in the vicinity of the airport in the interests of safety and environmental factors, and to avoid prejudicing the future growth of the airport; addresses the inadequate road and public transport infrastructure serving the airport; facilitate construction of new buildings and facilities; reserves capacity in the water scheme for airport related demand; upgrades the sewerage system; provide for surface water drainage; shows noise level contours and safety areas on development plan maps; amends boundary between airport and business park; uses specific land use zoning category for the airport; includes specific development objectives for the development of greenfield airport owned land during the plan period; etc. Specific amended wording is suggested for parts of the plan, and a meeting requested to clarify and expand upon the submission.</p>
2750	Mr & Mrs James Wilson	Lands at Walterstown, Cobh	<p>Requests that land be considered for inclusion, for residential, hotel, sport and leisure development. No supporting information was</p>
2751	Rosbridge Properties Ltd	Lands at Garranedarragh, Bandon Rd. Cork	<p>Detailed submission proposing zoning for housing, hotel, and park and ride of lands currently identified as green belt A1. In support of the submission it is claimed that proposal has support of elected members and adjoining property owners; significant change in planning context since approach to this area was established in the 1996 Development Plan, and arising from identification of zoning E-01 for cemetery further out from City than submission site; proposal would not intrude into green belt; a park and ride facility near intersection of N71 and N25 is an objective of the Cork Area Strategic Plan; proximity of hotel and housing to park and ride will support viability of bus service; need for quality hotel on N71 approach to City; lack of adequate reserve of residential land for South City Environs; need for affordable housing; need for accommodation for students and nurses in area; urban design benefits of a 'gateway' in approach to City; not contrary to basic strategy of Cork Area Strategic Plan; future development plans should be more flexible than predecessors; site close to a potential public transport node; attractive environment for housing; would reduce need to travel and support Bishopstown facilities; accessible by bicycle and foot to many education and employment sites; development would facilitate provision of amenity walk along former railway; existing trees would screen site; etc.</p>

No.	Submitter	Title	Summary
2752	Liss Ard	Lands at Liss Ard Russagh, Skibbereen	Request for land to the south of Skibbereen by Lough Abisdealy to be zoned for open space, sports, recreation and tourism. The specific proposal is for commercial tourism with the option for the development of a hotel, low density high quality holiday homes and associated tourism facilities.
2753	Frank Spillane	Lands at Gallanes, Clonakilty, Co Cork	Request the extension of development boundary at Gallanes (Clonakilty) be extended to the north to facilitate further residential development. Access to the land is available via a laneway extending from the R600. Sewerage scheme needs upgrading but water supply and surface water drainage are sufficient.
2754	Mr & Mrs Pat Healy	Lands at Maglin, Ballincollig	Request to zone land outside the development boundary to the south of Ballincollig for high density residential development along with an area of Open Space (which encompasses proposed NHA). Argued that this zoning would help accommodate the projected growth in Ballincollig.
2755	The Moloney family	Re zoning of lands at Carrigrohane, Ballincollig	Proposes 5ha site for residential use at Carrigrohane, Ballincollig. This site is zoned as R-11 (high density) and E-01 (cemetery extension) in the Draft Plan. The portion identified as E-01 was also zoned this use in the 1996 Development Plan. It is claimed that 'This was contrary to what had been agreed during the sale of the land for road building purposes, where it was understood that the lands would remain 'residential''. Proposes E-01 site be zoned similarly to R-11, on grounds of pressure for development in Ballincollig and need for additional sites as zoned land has not been released; Cork Area Strategic Plan projects a need for 2,500 dwellings whereas plan includes 2,123 up to 2011; site is strategically located; will provide relief to current pressure as lands will be released immediately; accessibility, adjacent Ballincollig, educational facilities and transport modes; cemetery use not appropriate to strategic location and alternative new site at Ardrostig/Garrandarragh should relieve necessity of further extension.
2756	Mr Thomas Murphy	Rezoning at Carrigrohane, Ballincollig	Objects to R-05 zoning at Manor Hill, Ballincollig, on grounds that proposed development could not be serviced from a traffic viewpoint in a safe manner; adequate open space provision for the Manor Hill Estate has not been provided. The open space which was to be provided as part of the permission for Manor Hill has never been provided and therefore marginal lands used.
2757	Fleming Construction Ltd	Medium density residential zoning at Coolcarron, Fermoy	Proposed extension of development boundary and rezoning from opens space to residential in the Fermoy Environs. Reference is also made to Cork Area Strategic Plan projections, the Housing Strategy (housing mix), the Residential Density Guidelines and the general provision of amenities in the town.
2758	Fleming Construction Ltd	Lands at Ballylangley, Bandon	Requests that a designated access road (identified on the submission map) from the Cork road to the site (R-09) be shown on map 2-2, Bandon, Vol 111.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2759	Anthony, Frank & MI McCarthy	Mixed use zoning of lands at Grange, Kilmuney	Proposed mix of residential, educational and recreational uses on lands at Grange, Kilmuney.
2760	Mr MI Murray	Lands at Innismore,. Ballincollig	Proposed rezoning from high density residential (apartments) to mixed-use commercial/residential incorporating drive-through restaurant and Montessori School, on the grounds that the site is in an established commercial/community uses area; would not impinge on amenity of adjacent residents; these services are under supplied; restaurant would serve nearby residents and workers; etc.
2761	Richard Deasy	Lands at Knocnamuck, Bantry, Co Cork	Requests admendments to correct alignment of the proposed relief road. Proposes residential development of 1.6 ha on the northwestern part of the site with frontage onto the Church road, and 1.1 ha in the southwest corner of the site with access from the proposed relief road; commercial development of 1.7 ha to the east of the relief road with direct access from the relief road; reservation of 2.1 hectares on the more elevated and exposed part of the holding as public open space to provide a pedestrian link between the convent grounds and the residential areas.
2762	Antionette Collins	Lands at Glenkeen, Glanmire, Co Cork	Supports the zoning given in the draft plan. Objects to any rezoning of the land for open space. Surrounded by housing, has services, and is suitable for housing
2763	Blarney Castle Estate	Lands at Shean Upper, Blarney	A site of 2.8 ha adjacent to Blarney Business Park has been developed for commercial forestry, and was A1 greenbelt under the 1996 Development Plan, but not designated for woodland protection or as a scenic landscape. The 1996 Plan promoted Blarney as a strategic location for light industry and technology uses. The Cork Area Strategic Plan identifies Blarney as a satellite town and recommends that development should be directed north and east of Cork City, with a major growth corridor envisaged from Blarney to the city boundary and eastwards towards Middleton. The Draft Plan designated the submission land as scenic area within the A1 Greenbelt. The scenic designation is based on surveys carried out in the 1970's. There has been no revision of these designations, despite changes to the landscape which inevitably occur over such time periods. These lands do not significantly contribute to the scenic landscape of Blarney. Acknowledges the necessity for the greenbelt, however, it is not appropriate to sterilize strategic development land within the rail corridor catchment.

No.	Submitter	Title	Summary
2764	Mr Michael Bowes	Lands at Fernhill, Carrigaline	<p>Detailed submission which proposes zoning site with existing golf course, hotel and holiday homes to facilitate further holiday home development at low densities, on the grounds that this will support the viability of the golf course; contribute to the tourist facilities of the area; protect the green belt; provide buffer between Carrigaline; support biological diversity; be consistent with Cork Area Strategic Plan; Housing Strategy fails to adequately address holiday housing/tourism accommodation; etc.</p> <p>One of the main issues noted in this submission is in relation to the Housing Strategy - which makes no reference to holiday / tourist accommodation as a category but which should be considered separately to standard housing as it forms part of the tourism industry. Request to make specific provision for holiday housing as exempted development under the Housing Strategy would better serve the tourism industry and facilitate economic growth - by making a distinction between areas zoned for housing - permanent residents and areas suitable exclusively for tourism development would also avoid seasonal vacancy in residential areas, and would protect permanent residents from increasing house prices resulting from external demand for second homes.</p>
2765	Blarney Castle Estate	Lands at Boolypatrick, Tower	<p>Proposes rezoning for residential development of land straddling the development boundary, part of which is identified as existing open space, and part A1 green belt. Suggests that the woodland setting can be preserved in the overall development of the land; will facilitate accommodation of growth predicted by Cork Area Strategic Plan and Housing Strategy; would consolidate and round off development in Tower; future development of bus, train and cycle links, etc. will reduce the site's reliance on car transport; scenic landscape designation not a basis for precluding development; designation of part of site as open space will sterilise it without benefits to public; land is serviceable; etc.</p>
2766	Christoph Giesbrecht	Lands at Muckridge Demesne, Youghal	<p>Relates to lands surrounding Muckridge House North of Youghal, and proposes mixed use development, and a change from the established agriculture designation and a change to the Industry - Enterprise (I-03) designation. Suggests a mixture of uses, including the retention of the industrial zone (with minor change), residential (high & low density) and commercial (non retail), on grounds of the projected growth of Youghal; the need for more residential land to be zoned in the town; the need to include a commercial element to fund the ongoing maintenance of Muckridge House; site accessibility and ease of servicing; etc.</p>
2767	The Moloney Family	Lands at Cash Road & Kilumney Road, Carrigrohane, Ballincollig, Co Cork	<p>Requests that lands at Cash Road and Kilumney Road, Carrigrohane Ballincollig be changed from greenbelt to residential on the grounds that proposal is supported by the Housing Strategy, the Cork Area Strategic Plan and Draft Plan; the development would relieve pressure for housing in Ballincollig; and is convenient to CIT.</p>

No.	Submitter	Title	Summary
2768	Fleming Construction Ltd	Lands at Loughbeg, Ringaskiddy	Detailed submission proposing zoning for student accommodation (medium/high density residential) of land identified in draft plan as part existing agriculture, part industry, and part new by-pass route. Grounds put forward include agriculture portion of site effectively de-zoned compared to previous plan; draft plan makes no reference to proposed maritime college and makes no provision for housing the 750 students expected; student housing on this site would integrate college and local community and address sustainability issues and Residential Density Guidelines; need for broader housing mix in Ringaskiddy to meet Joint Housing Strategy; influx of new residents would help support local services; new by-pass would facilitate traffic generated; new by-pass will effectively be the buffer between industry and housing; site is within walking distance of maritime college and hence would reduce peak hours traffic problems; already adequate public open space in vicinity; site has no recreational, amenity, sports or agricultural value; potential of industrially zoned portion of the site severely limited by by-pass reservation and infrastructure wayleaves; integrated approach to development required; strict segregation of uses pursued by previous plans has not yielded results for Ringaskiddy.
2769	E.Com Park Ltd	Lands at Tullagreen, Carrigtwohill	Relates to the E-Com sites at I-04 and I-05 in Carrigtwohill, raising concern that these lands are now zoned for Industry Enterprise with specific provision for Office Based Industry and this may preclude the business/ technology uses required. Suggests that the definitions of enterprise areas and office based industry be clarified and expanded in volume I of the Draft Plan, if necessary, to encompass all of the uses previously permitted. Requests that the scenic landscape designation which covers I-04 and I-05 be removed as it is not considered wholly appropriate to enterprise areas or to the surrounding industrial uses.
2770	Dwyer Family	Lands at Carrigmahon, Monkstown	Proposes zoning for very low density residential development of site c2 ha currently identified as part of site for open space (Passage West O-05), on grounds that it would provide for the management and conservation of trees on the site; provide an extension of the proposed amenity walkway (Passage West U-04) which would link two existing paths; would provide high quality residential environment close to existing public transport network; need to stimulate growth of Passage West which has lagged behind pace of growth around the City; provision of walkway extension/link would enhance tourism and recreational assets of locality; sustainable, because of proximity to bus routes, existing sewerage infrastructure, shops and services, and sports facilities; consistency with strategic function of town identified in various plans
2771	Patrick Twomey	Lands at Ballyhennick, Glounthaune	Refers to 33 ha of land located on the west of Glounthane village in agricultural use Site is well connected to water, sewer, electricity, and roads. Request for inclusion in the Local Plan preparation

No.	Submitter	Title	Summary
2772	Fota Island Co. Ltd	Lands at Foaty Island	Requests that the new Development Plan include an objective to carry out a special local area plan for Fota Island to facilitate the co-ordinated redevelopment of the island to include, landscape, public walks, high density and low - medium density residential development and hotel/leisure development and a 9-hole golf
2773	John & Mary Curtin	Objection to zoning at Broomfield, Midleton	Suggests that there has been substantial development in Glanmire, especially at Broomfields, without any investment / improvements to the local infrastructure. Key points raised include reference to the opening of the Midleton - Cork railway line which is been used to support the argument for further development but does not seem to be a priority in the current financial climate, and the lack road infrastructure and the congestion resulting from recent development.
2774	Dan Mulvihill & Barry Collins	Lands at Carrigaline	Supports commitment to consolidation of Carrigaline town centre functions and for a local area plan, and support specific zoning for town centre area west of existing main street and new road associated with it. Alignment and form of new route is critical to the restructuring of town, and present identified route not helpful for providing useful redevelopment opportunities, good townscape and appropriate pedestrian links, etc. Proposes more expansive town centre designation, revised route for road, extension of new residential zoning, and strengthening pedestrian route and linear green corridor along river. Amended proposal would provide increased potential for funding of the improvements.
2775	Mr Seamus Lombard	Lands at Roundhill, Bandon, Co Cork	Proposes 0.25ha site for residential use at Oldchapel outside Bandon, on grounds that the land is fully serviced, adjacent existing development and facilities, and suitable for development which would not alter character of village, and that demand exceeds supply in the Bandon area.
2776	Mr Sean O'Callaghan	Lands at Garrettstown, Kinsale, Co Cork	Road frontage site of 1.4 acres proposed for medium density residential development with an option for holiday homes. Site is on the edge of the existing development and is serviced .
2777	Mr Chris McCarthy	Lands at Ardehane, Clonakilty, Co Cork	Request residential development for cluster housing thus helping to satisfy the the local housing needs. The lands are situated off the mainroad and it is claimed that they are serviced and accesible. The site is situated on the edge of the existing settlement and wouldserve as a logical extension of that settlement.

No.	Submitter	Title	Summary
2778	Mr Frank Maguire	Issues relating to Rathpeacon, Co Cork	<p>This is a well annotated submission from the Rathpeacon Area Planning Committee who are opposing the I-03 zoning in the Northern Environs Maps in the Draft Plan.</p> <p>Seeks clarification on a number of issues including landscape assessment, the provision of Local Area Plans and Special local Area Plans - their content and the level of community participation.</p> <p>General support for the Green Belt and Scenic Landscape policies in the submission however the scenic landscape designation over the I-03 is queried.</p> <p>The 'Higher densities' noted in HOU 1-3 is queried in respect of 'Quality of Life' issues. The Environmental Objectives outlined in ENV 2-1, and 2-2 are fully endorsed by the Committee.</p>
2779	Mr Liam Chambers	Lands at Teadies upper, Enniskeane, Co Cork	Request that land be zoned for residential development.
2780	Mr Sean O'Callaghan	Lands at Lispatrick, Garrettstown, Kinsale, Co Cork	Proposes 0.6ha for residential use with option for holiday home type development near Garrettstown, on grounds that site is serviced for water supply, on edge of existing development, and away from sea frontage; and housing preferable to caravan development.
2781	Michael Mullane & Paul White	Lands at Foxhole, Youghal	Request to combine the areas covered by specific objectives C-01 and I-01. The proposal is to zone the land for 'Primary commercial use with specific provision for tourism uses related to the former brickworks and for other non-high street commercial uses with special provision for office based industry.', on the grounds that the Cork Area Strategic Plan and the Draft Plan emphasise the role of Youghal as a serviced based ring town focused on employment led growth, with special recreational, heritage and marine tourism functions.
2782	John Casey	lands at Knockanemore, Ovens	Suggests that the Draft Plan does not recognise the particular importance of the extractive industry in the Lee Valley. Need for specific provision for the mineral resources in the Lee Valley and objective ECO 5-1 to be modified. Proposal that site specific policies be developed for lands at Knockanemore, at Local Area Plan level to safeguard the reserve and ultimately facilitate mineral extraction. Need to carry out a special topic based Local Area Plan on mineral resources and extraction. Specific objective SPL 2-2 needs to be modified so that the extraction of mineral reserves of proven national/regional importance can be considered an appropriate use in the Metropolitan Greenbelt.
2783	Dominic Daly	Lands at Killahora, Glounthaune	Requests that lands be zoned for residential development. Site is approximately half way between Carrigtwohill and Glounthaune. Recognises that a special local area plan is proposed for the area in light of the proposed rail line. Suggests that the development of this site will help meet the goals of the Cork Area Strategic Plan; the site would be suitable for high density development; and there would be no problems in servicing the site.

No.	Submitter	Title	Summary
2784	Joseph Lane (Holdings) Ltd	Petrol Station at Carrigaline Middle	Requests that lands at Carrigaline Middle be rezoned from residential to permit erection of filling station on the grounds that it is on the new inner relief road and will not be a traffic hazard; would be a service to motorists and reduce traffic hazard at other locations; it is serviced by water, sewerage etc.
2785	Adrian McNamara	Lands at Ballynoe Cobh	Proposed Residential Zoning at Ballynoe, Cobh for high density residential, on grounds that the lands were previously within the development boundary (1996 Plan as amended); good access to the road and rail network; there is adequate marine and industrial land available close to the site; it is a brownfield site; the high density development proposed is in line with the Draft Plan and the Cork Area Strategic Plan.
2786	Fred Gilroy	Lands at Currabinny,	Proposes marina, yacht and country club on Curraghabinny shore opposite Crosshaven, on grounds that outstanding resource of the area could contribute much more to economic and leisure resources of the Cork region; would assist competitiveness of Cork area in attracting and holding flagship development; is an extension of an existing use, and hence would not set a precedent for further development; existing pontoon jetty at site in use for 7 years without problems; 1996 plan recognised importance of Cork Harbour to tourism and recreation, but unrealistically sought to limit marina development around Crosshaven; 1996 Plan's suggestion of marina development at Ballinacurra, Middleton not feasible because of limited depth, drying out, and remoteness from sea.; yachting is fast growing leisure activity in Cork area, but now waiting lists for berths in harbour; severe strain on water based facilities in Crosshaven area; existing moorings in Owenboy River inefficient use of space, untidy, and inconvenient; 1996 Plan envisages further marina development in Crosshaven, but prescribed geographic limit makes this difficult; scenic importance of area recognised, and development will be below skyline and well landscaped; development could fund improvement of road to Curraghabinny, to the benefit of residents and visitors; etc. Recognises intention to consider area as part of local area plan programme, but suggests that the Crosshaven/Currabinny area warrants a special local area plan to assess capability of area to achieve its full potential for water-based leisure and as residential and holiday settlement.
2787	John Lane	Lands at Ballyshehan, Mallow	Request to zone lands for commercial / industrial use, on grounds of Strategic Plan recommendations; current under provision of lands for these purposes; re-use of lands which it is expected will be rendered unusable for agricultural purposes (caused by a proposed route option); economic use of proposed infrastructure; and the reinforcement of linkages between Mallow and the towns of Fermoy and
2788	The O'Connell family	lands adjacent to Harbour Point Golf Club, Courtstown, Little Island.	Suggests O-03 needs to have a 30 metre buffer inserted on western and southern boundaries; I-07 needs to have a 30 metre buffer inserted along the western boundary of the site; and that these buffers would assist in the retention of the golf course use and in particular, the 7th and 8 th hole.

No.	Submitter	Title	Summary
2789	Bobby Willis	Lands at Spa Glen, Mallow	Request to change zoning from agriculture to medium / high density residential development, on grounds of Strategic Plan and Housing Strategy recommendations; unsuitability of lands for agricultural use due to proposed route option; residential land availability; economic use of infrastructure provisions; proximity to town centre / services and other general planning and sustainability principles.
2790	Grattan Roberts	Lands at Maulbaun, Passage West	Proposes zoning for low density residential development on grounds of urgent need for housing in region; housing on site will assist the achievement of the objectives of the Cork Area Strategic Plan which direct new housing primarily into larger settlements; there is a current proposal for just four houses on the site; low density would maintain generally open appearance viewed from outside.
2791	Southern Health Board	Submission from Southern Health Board Dept of Strategy & Planning	Schedule of existing and proposed health service provision for the thirty-one settlements, as outlined in the public Draft Plan. Request for appropriate consideration and response.
2792	Mr. Jeremiah Lynch	Rezoning of lands at Curraheen Road, Bishopstown	Proposes zoning 13.5 ha of land adjacent to development boundary, and currently identified as green belt A1, for mixed use development (residential/commercial) including park and ride, healthcare facilities, and high density apartments suitable for students and nurses, on grounds that some of the land was previously zoned for mixed uses; it is an objective of the Cork Area Strategic Plan to provide park and ride facilities in area; particular suitability because of bus route No.8; advantage of providing business/enterprise space adjacent to park and ride to support viability of latter through reverse commuting; urgent need for healthcare facilities and retirement homes; lack of adequate 'headroom' in residential land availability for South Environs; need for affordable housing in south-west sector; particular need for accommodation for students and nurses in Bishopstown area; benefit of providing a link road between Curraheen Interchange and Waterfall Road. Current boundaries are based on the strategy of the 1996 Plan, continued in the current Draft, but no longer appropriate because incompatible with scale of growth, unsustainability of dispersal to private transport dependent satellite settlements, and low density housing lacking diversity; etc.
2793	Mr Bob Murnane	Lands at Banduff, Ballyvolane	Proposes 13ha of land straddling the development boundary and partly zoned open space, partly A1 green belt, be zoned for residential development. It is suggested that the Cork Area Strategic Plan promotes growth in the North Environs; the alignment of the north ring road will be critical in determining a new development boundary, and its final route should be clarified urgently; need for further housing, and wider housing mix, in area; zoning for open space within likely line of ring road will sterilise key sites, and these uses would be better located outside the ring road where they will provide a buffer between development and green belt areas, etc.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2794	Fleming Construction	Rezzone lands at Knockgriffin, Midleton	Relates to land to the north of Midleton, and requests land now within the A1 Greenbelt be zoned for residential use to allow medium density residential development with provision for a linear open space along the river to the east, on grounds of need to provide more land for new residential development to meet projected growth of Midleton and Carrigtwohill; need for high density residential development close to the proposed rail station; need to broaden the housing mix in Midleton; and to define the northern boundary of the town.
2795	Blarney Castle Estate	Lands at Kilnamucky, Tower	Wooded land immediately adjacent to the development boundary and surrounded by residential development is proposed for rezoning for residential development with condition to retain wooded nature of the land. Land is serviced and upgraded infrastructure will be sufficient to serve the development.
2796	Mr Liam Davies	Lands at Rochestown	<p>Proposes 0.6ha for residential development approximately 1km beyond the Southern environs boundary off the Rochestown road. Site formerly used as a quarry and currently designated A1 Green Belt..</p> <p>Reference is made to 1996 Development Plan context where land to the north of Rochestown road are shown within the Development Boundary. It is argued that suburban type dwellings to the south of the road should also be included to reflect true status.</p> <p>Reference is also made to Housing Strategy and the need to provide for 3,800 households per annum, the need to provide higher densities in appropriate areas such as close to town centres, brownfield sites and areas close to public transport corridors.</p> <p>Reference in Cork Area Strategic Plan that 'substantial increases in housing provision in the early part of the plan period, will be possible by completing development in the southern City environs. This will be through sensitive infilling and rounding off up to natural boundaries'. Submission presents an opportunity to achieve this</p> <p>Implementation of Cork Area Strategic Plan will result in improvements to infrastructure including non car modes. A critical mass of population will be required to support these.</p> <p>Northern part of Rochestown Road has been de-zoned, this should be reinstated and refined to allow logical inclusion of an area previously developed.</p> <p>Steep embankment to the south of proposed lands presents a natural boundary for development.</p> <p>F) Current designation as A1 does not accurately reflect how the land has been developed to date.</p> <p>G) lands would be developed immediately following completion of the appropriate planning process.</p>
2797	Le Cheile Family Resource Centre (Mallow)	Survey of Education, Accommodation and Health Issues in North Cork	This submission includes the publication 'A New Tomorrow for Travellers' for review.

No.	Submitter	Title	Summary
2798	Patrick Pyne	Lands at Rathcormac, Co Cork	Residential zoning sought with respect to the development of Rathcormac village.
2799	Mr Seamus Lantry	Lands at Summerfield, Youghal, Co Cork	Request that land be zoned for residential or residential/leisure/commercial use. Site is contiguous to the town development boundary to the south of Youghal Town. States that the development would not impact on the Ballyvergan Marsh and a letter is included from Duchas stating that, in principal, they do not object to the proposal. The development is in line with neighbouring development and previous uses on the site.
2800	Mr William Coleman	Lands at Castlemagner, Mallow	Proposes a mix of industrial / warehousing and residential zoning, based on a number of factors such as road access, proximity to existing settlements and electricity and water services. With regards to residential development it is suggested that this submission has potential benefits for the prevention of ribbon development, whilst accommodating natural village expansion.
2801	Don Hill	Lands at Clonakilty	Request that the Draft zoning R-03 for medium density housing be retained in the final adopted development plan. States that a previous planning application on this site was refused by An Bord Pleanala. Reasons cited were inadequacy of roads and and the inadequacy of the Feagle river to accommodate the additional surface water. It is claimed that proposals have been put forward to resolve the surface water and road inadequacies.
2802	Mr Paul Coughlan	Lands at Blarney Golf Course, Blarney, Co Cork	Existing golf course at Blarney is on land destined for the new railway station and it is proposed to develop an integrated development including high density residential, retail floorspace, business and enterprise uses to be included in the Special Local Plan.
2803	St Patrick Woollen Mills	Lands at St Patrick Woollen Mills, Douglas, Cork	Requests a Local Area Action Plan for Douglas - as it is considered essential for the environmental well being of the village. It is further noted that such a plan would permit a well connected and integrated pattern of urban development through the village.
2804	Mr Don Hill	Lands at The Miles, Clonakilty, Co Cork	Refers to land outside the development boundary to the north of R-03. Requests the land be zoned for medium density residential development, on the grounds that the land has historically been used for dairy farming but volume of traffic now on the road that dissects the farm, renders it unfeasible to operate a dairy farm; the land is fully serviced, and on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.
2805	Mr Thomas Duggan	Lands at Millstreet, Co Cork	Residential zoning request based on such factors as demand and the availability of infrastructure.
2806	Dept of Marine & Natural Resources	Comments on Draft Plan.	Department of Marine and Natural Resources, Forestry Service, proposes additional text regarding forestry for the Employment and Economic Activity chapter, and also a specific objective promoting the development of an 'Indicative Forestry Strategy'.

No.	Submitter	Title	Summary
2807	Mr Alf Smiddy	Lands at Brooklodge, Glanmire	Brooklodge is an important village and requires additional housing. Dublin by-pass should not be a barrier to development to the east and residential zoning needs to complement the industrial zoning I-02 and I-03. Adequate infrastructure exists. Some of the main points are :- a unique settlement exists; shortage of low density development; availability of all key services; lands are close to significant employment centres; adjacent to main road network; provision of schools.
2808	Mrs Phyllis Young	Lands at Catherlag, Glanmire, Co Cork	Proposes extending the zoning to include provision for a nursing home and retirement accommodation for persons who live/d and grew up in the area so they would be close to their families
2809	Mr Donal O'Donovan	Lands at Mayfield Cross, Co Cork	Proposes rezoning lands for residential development. Claims that the western portion of lands are already under construction for housing and have not been shown on the development plan. Rezone the portion of land for open space (being the bog).
2810	Mr. Pat Curtin	Rezoning of lands at Mallow, Co. Cork	Request to zone lands for residential use based on such factors as land availability, housing demand, infrastructure provision and that the site would provide a 'natural extension' to the town .
2811	Missionaries of Sacred Heart	Lands at Carrignavar, Co. Cork	Need for more housing at Carrignavar and land is well placed for the southerly expansion to the village. Land is suitable for low, medium and high density housing
2812	Mr Jim Hegarty	Lands at Briar Hill, Waterfall	Land is suitable for a nursing home as it has an existing house on a quiet road but close to the main Bandon road. Requests change from greenbelt A3 to option for nursing
2813	Mrs. Mary Aherne	Lands at Passage West, Co. Cork	Proposes land currently identified as green belt A1 should be zoned for commercial uses such as shops, pharmacy, public house, and for an access road, all to serve nearby housing development. If commercial uses unacceptable, site should be zoned for housing and road. Adjacent housing zonings should also be amended to show relief road.
2814	The late Mr. Jeremiah Goggin	Lands at Kanturk, Co. Cork	Request to zone lands for low / medium density residential development and provide an associated relief road.
2815	Mr Will Ahern	Lands at Raheens/ Shanbally, Co Cork	Proposes re-zoning land identified as agricultural in the Draft Plan as residential, on the grounds that it is unwise to have agricultural or sports/amenity land adjacent to a proposed national route, and sports activities are too dangerous in such a location. Also proposes deleting current residential zoning nearby in order to retain playing pitches. Refers in non-specific way to previous submission (No. 00472).

No.	Submitter	Title	Summary
2816	Fleming Construction	Lands at Ringacoltig, Cobh, Co Cork	Request for land to be zoned for a rail station and park & ride facility, on grounds that there is a requirement for a larger station with parking at Cobh which cannot be met at the existing station site; the location of the site in relation to the large residential catchments area; the proposal is in line with the stated aims of Cork Area Strategic Plan and the primary objectives of the Draft Plan.
2817	Douglas Dev & Camont Ltd	Lands at Douglas, Co Cork	Requests a Special Local Area Plan for Douglas - to establish among other things, an integrated approach to the development and the revitalisation of the village. Other issues highlighted include the town centre, retail and infrastructure in the area.
2818	Crosshaven Boatyard	Lands at Crosshaven	While recognising that Crosshaven is to be included in the Local Area Plan for the Carrigaline Electoral Area, requests a more detailed Local Area Action Plan to integrate the eastern end of Crosshaven. The submission refers to the distinct opportunities and potential
2819	Blackpool Developments	Lands at Middleton	Request for zoning to facilitate the mixed use development of a new town centre in the vicinity of the railway station. Also raises a number of issues relating to the nature and scope of the Special Local Area Plan; the nature and routing of the distributor road U-02; the Cork Area Strategic Plan and the projected growth in Middleton; and the implication of this growth on the Town Centre and Neighbourhood Centre
2820	Mr Tom Deasy	Lands at Carrigroe, Milltown, Rathbarry	Request land be rezoned for residential development and be seen as part of a village expansion scheme for Milltown. It is claimed that the lands are both serviceable and accessible. There are proposals by the submitter to erect a waste water treatment plant.
2821	Ms Elizabeth McCarthy	Lands at Inchinattin Crossroads, Reenascreena	Request land be zoned for residential development. It is claimed that the land is serviced by mains water, electricity and telephone lines; surface water could be discharged into the adjoining river; a series of bio-filters to service individual houses would deal with foul drainage; the site enjoys an extensive road frontage.
2822	Mr John McCarthy	Lands at Atcooinaconarty, Rossmore, Clonakilty	The site is adjacent to the old Rossmore creamery site. The submitter's intention is to expand the existing nucleus by providing space for industrial development and for the expansion of the existing housing pattern. It is claimed that the site is serviceable and accessible and state of the art communications can be provide through the fibre optic cable in the road adjacent to the site.
2823	Mark & Patricia Gannon	Lands at Courtmacsherry, Co. Cork	Request that agricultural land be rezoned for residential development.
2824	Mr Richard Mackessy Mr Richard Mackessy	Lands at Stables Cross, Mohera, Castleylons	Request to zone lands for residential use, based on unsuitability of these lands for agricultural / horticultural uses and for potential positive impacts on the village.

No.	Submitter	Title	Summary
2825	Mr & Mrs Patrick J. Mulcahy	Record of Protected Structures - Ballinwillin House, Mitchelstown - No 00104	Draft Record of Protected Structures no. 00104 : The submission requests a statutory declaration indicating the works that may or may not be carried out without materially affecting the character of the portected structure. The merit of Ballywillin House is not challenged but the submitter queries how much of the surrounding lands are included in the designation and suggests that it be confined to the driveway and the property immediately surrounding the house.
2826	Little Island Community Assoc	Comments on Draft Plan	Little Island residents complain that :- 1) Only 3.1 ha of land zoned for residential (R-01) - needs more to sustain growth of area 2) 2 golf courses are privately owned and do not benefit the community as a whole 3) Agricultural use proposed in east should be residential 4) No more land for residential means that there will be no justification for additional community services 5) Cork to Midleton railway line will stop at Little Island station and there is a need for more residential to justify the railway line and station 6) Opportunity to design a range of residential densities and community services (shops, leisure, creches, etc) 7) Prefer residential than industrial - if leave it for agriculture it will be converted to industrial. 8) Support the environemtnal protection objectives, walkways and open space zonings but O-01 has no road access 9) Need for more buffer zones for residential zones against the industrial zones
2827	Royal Institute of Architects of Irland	Observation to Draft Plan	Royal Institute of Architects of Ireland - RIAI (Southern Region) welcomes the form, layout and generally speaking, the content and objectives in the Development Plan. Issues regarding density, design, settlement policy (National Spatial Strategy), voluntary housing bodies are highlighted. Public transport is also highlighted - in terms of rail restoration. There is support also for the restrictive policies in Metropolitan Cork Green Belt - green belts around towns, scenic coastal area and rural housing control areas.
2828	Mr Donal Kingston	Lands at Templebryan South, Shannonnvale, Clonakilty	Request land be rezoned for medium density residential development. Planning permission granted for a house on adjacent site; a corner of the land would be supplied to facilitate road widening; a public sewer is soon to be installed which would render this land suitable for development.
2829	Youghal Carpets Yarn	Youghal Carpet Yarns Site at Killacloyne, Carrigtwohill	Youghal Carpet Yarns proposes rezoning from industry to commercial, on grounds that this will facilitate the quick sale of the site.
2830	Mr John O'Donovan	Lands at Gallanes, Clonakilty	Request residential zoning, on grounds that the site is fully serviced with water, sewage and electricity; if this land is developed (including shops) any unnecessary traffic going into the town will be avoided; the site is adjacent to the Darrara colege and will address the housing needs of the students and employees; the two sites (R-01 and R-02) zoned in the Draft Plan are not sufficient to meet the growing residential

No.	Submitter	Title	Summary
2831	Mr John Saunders	Issues relating to Carrigaline	Request to have land to the north of Carrigaline zoned for residential development, on the grounds that the majority of lands zoned for residential development to the south of Carrigaline. The general point is made about the problem of congestion in the village.
2832	Howard & Maura Deane	Lands at Scartagh, Clonakilty	Request land be zoned for a golf course, club-house and associated site works.
2833	Mr James Horgan	lands at Moneygourney	Proposes zoning of site c27 acres adjacent to the development boundary and currently identified as green belt A1 and A2 for residential development (6 houses), on the grounds this would create a good transition from high density development nearby to agricultural/rural; holding is too small to be viable for agriculture. Would also consider re-zoned 'amenity as an option to housing'.
2834	Ms Avril Treacy	Lands at Moneygourney, Douglas, Co Cork	Query in relation to A2 Green Belt - uses to be permitted in the green belt area. Requested uses in this submission include: Equestrian centre, livery yard and owners dwelling house. It is argued that there is a shortage of this type of facility in the area and that this would be an 'agri-type' development.
2835	Mr Finbarr O'Leary	Record of Protected Structures - 0444	Draft Record of Protected Structures no. 00444 : The submission fully supports the inclusion of the structure on the draft record.
2836	Cllr Kathleen Lynch	Issues relating to Glanmire, Co Cork	Query in relation to open space provision, including Play areas, basketball courts, tennis courts for young people in Glanmire
2837	Ms. Toni Kelly	Issues relating to Bandon, Co. Cork	Notes that the sewerage system is inadequate for Bandon; need a 'North' ring road around Bandon; important that a Material Recycling facility is included in the plan for the Bandon area. General points: a) complimenting PPU on broadminded far reaching development plan, b) need to have independent planning system, c) design guides crucial, and d) need to keep public informed on the plan.
2838	Mr. Michael Caplice	Issues relating to Innishannon, Co. Cork	Very pleased with the plan and also that the 'proposed new town at Annaghmore is not going ahead'.
2839	Mr. Denis Murphy	Issues relating to Kilmurray Village, Co. Cork	Issues to be considered for the Kilmurry village local area plan, including the derelict sites, speed limits, stone walls, maintenance of village, ditch cutting etc.
2840	Mr Ian Hill	Lands at Midleton	Concerns regarding zoning proposals in Midleton Environs.
2841	Mr Michael Twohig	Lands between Inniscarra View and St Olivers Cemetery	Objection to any proposal for access to zoned high density housing site Ballincolloig R-11 being taken through existing adjacent housing estate, on grounds that problems already experience with high speed through traffic; hazard to resident children and those using creche and Montessori school.
2843	Mr Micheal Moynihan TD	Industrial Estate at Pulleen, Mallow road, Kanturk Co Cork	Request that Pulleen industrial estate be "included for development".

No.	Submitter	Title	Summary
2844	Paul & Sally Hudson	Objection to development of Lower Harbour Area	<p>Objects to the proposed Port development at the ADM jetty and Oyster Bank. Request that other locations including the Curlane Bank and former ISPAT site should be exhaustively explored and evaluated. Notes that the proposed development is inconsistent with a number of environmental specific objectives - including - ENV 2-1, 2-2, 2-3, 2-5 and 3-5 and with the proper planning and development of the area; will have a negative impact on landscape and seascape; compound existing visual blight;; impact on view from footpath and coastal drive; destroy sailing and rowing activities in harbour; and existing infrastructure insufficient.</p> <p>It is understood that Port activities will migrate downstream but other operational and locational options (such as Curlane bank and former ISPAT site) should be considered.</p> <p>Local and broader community should be consulted to prevent asset being lost to present and future generations.</p>
2845	Coillte Teoranta	Lands at Castlemartyr	<p>Requests that land to the south of Castlemartyr, and zoned in the 1996 plan for Tourism/Amenity/Forestry, be zoned for residential development, on grounds of ease of access to Cork City; the number of residential developments on neighbouring sites (especially to the east of the village); sites can be serviced easily; proposed residential development is part of an overall strategy for the property, which will include the retention and maintenance of the woodlands to maximise the amenity and tourism potential.</p> <p>Recognises that Castlemartyr will be covered in the Local Area Plan process and asks that they be included in the process.</p>
2846	Maurice Cogan	Lands at Courtstown Little Island	Clarification needed for notification of the designation for a Special Area of Conservation
2847	Oriel House Hotel	Record of Protected Structure no. RPS 00466 - Oriel House	Draft Record of Protected Structures no. 00466 : The submission objects to the inclusion of the structure on the draft record on the grounds that, as a commercial premises, having the property listed would severely handicap the owners rights to develop the business. Requests that the property be removed from the record.
2848	Fr Donal O'Mahony	Record of Protected Structure - no. RPS 00582 Sacred Heart Church, Ballymore	Draft Record of Protected Structures no. 00582 : The submission requests clarification of what features are to be protected and expresses concern that designation could delay basic remedial and cosmetic work on the church. Points out that as the Church has commissioned, built and maintained these buildings over the years that the Church can be trusted to do likewise in the future.
2849	Mr Pat O'Sullivan	Record of Protected Structure - no. RPS 00190 Ballyclough Castle	Draft Record of Protected Structures no. 00190 : The submission wishes to present no objection to the inclusion of the structure on the draft
2850	Mr James Dunlea	Record of Protected Structure - no. RPS 00 829 Bellvue House & Viaduct	Draft Record of Protected Structures no. 00829 : The submission points out that Bellvue House has remained unoccupied since 1966 and is not in good repair. Indicates that neither the owner nor his family have any intention of restoring it.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2851	Hymphrey Lynch	Record of Protected Structure- no. RPS 00418 Reenadisert Court	Draft Record of Protected Structures no. 00418 : The submission points out that the incorrect owner was notified in this case and expresses concern about the impact of a possible planning permission on adjoining / nearby property.
2852	An Taisce	Observation to Draft Plan	Refers to a number of different issues which relate to all areas covered in Vol I of the Draft Plan, and suggests a number of policy objectives and amendments which should be considered by the Council and areas which should be covered by the plan, e.g. Forestry, Rights of Way, Aquaculture.
2853	Tesco Ireland Ltd	Issues relating to Retail	Submission on behalf of Tesco in relation to retail strategy under the following headings - Location aspects, site selection, and convenience retailing. Deals with retail policy for the County but refers to specific towns as follows: Mitchelstown-supports the rezoning of a site to the rear of Cook St. from housing to town centre. Bandon-Imbalance in convenience provision. Blarney-Need for increase in retail provision Cobh-the identification of suitable sites to enhance retail provision in Cobh should reflect the constraints imposed by the town's physical fabric including topography, access and the lack of viable town centre sites. Ballincollig-major opportunity to expand retail provision with the redevelopment of the Barrack's lands. Carrigaline-the identification of suitable sites to enhance retail provision in Carrigaline is consequently an imperative and should reflect the lack of viable and available sites within the town core. Skibbereen-urgent requirement to facilitate the continued expansion and diversification of the retail offer in the town by identifying appropriate and viable sites to accommodate the growth of retail provision.
2854	Various	Objections to Rafeen Creek & Oyster Bank	Over 1000 copies of a form letter were received by the Planning Policy Unit which raise concern over any development, as a result of the proposed relocation and expansion of Cork Docklands, impinging on Monkstown Creek and the vicinity of the Oyster Bank. The letters argue that this development would conflict with draft objectives ENV2-1, ENV2-2, ENV 2-3, ENV2-5 AND ENV 3-5 and that the development is not conducive to the improvement and increase of leisure and recreational activities nor does it encourage tourism in the harbour area.

No.	Submitter	Title	Summary
2855	Carbery Housing Assoc	Observation to Draft Plan	Supports objective SPL 3-2 with the proviso that it will include a commitment to allowing social housing at crossroads-type settlement that contain the elements necessary for development such as a school, church, post office, licensed premises, hotel or filling station. Council should consider new ideas for water conservation and reuse as well as new methods for sewage disposal being developed by , among others Voluntary Housing Associations. Carbery Housing Association are willing to take part in the identification mentioned in SPL 3-2 at the time of preparation of Local Area Plans. Paragraph 6.3.16 - use of term "indigenous" is exclusionary in its connotation and there is a requirement to be resident in an area before being termed eligible for housing (in the countryside?).
2856	Mr Martin Hallahan	Observation on lands at South Environs	Referring to land zoned I-01 in the Draft Plan, it is argued that this is not a suitable use for the site for the following reasons: considering the residential nature of the neighbouring land to the North of the City / County boundary; zoning would have an adverse impact on the local traffic situation; lands should be zoned for medium density residential development; proximity to existing facilities.
2857	Mary & John Burke	Lands at Knockaneag & Ballyhesta	Object to being placed in the greenbelt (A2) - needs to be included for housing in the area
2858	Mr Donal Brown	Lands at Passage West	Request to zone land for residential development. Site is on a ridge over looking Pembroke Woods. Land is currently zoned as Open Space O-02, open space and amenity. No supporting information is provided.
2859	Gerard & Ann Brady	Issues relating to Upper Glanmire	Issues noted in relation to the Upper Glanmire area including educational requirements, engineering works, parking and open spaces, amenities and 'dealing with the horizon'. These need to be noted in the Local Area Plan for the Blarney area.
2860	Mr Seamus Hogan	Lands at Rathcormac	Request to zone lands for residential use, based on infrastructural factors, proximity to village / services and adjacent development.
2861	Mr Pat Ocallaghan	Lands at Coole East, Dublin Pike,	Proposed residential and commercial development because he has access to water supplies.
2862	Tadgh & Eileen O'Regan	Lands at Sarsfield Court, Glanmire	Proposed Golf course. Refers also to residential area for elderly - services area provided (pre-draft submission no.1709)
2875	Irish Farmers Assoc	Issues relating to Draft Plan	Highlights mainly agricultural issues in terms of planning permission for individual houses in the countryside, housing provision in scenic areas (for family members) and opposes the proposal in the development plan settlement strategy which 'concentrates rural living to settlement clusters in towns and villages.'

No.	Submitter	Title	Summary
2876	Killeens Resident	Issues relating to Killeens, Co. Cork	<p>This submission supports the Metropolitan Green Belt policy objective SPL 2-2 and the prevention of urban sprawl into the countryside and argues that the proposed new town identified by the Cork Area Strategic Plan contravenes this objective, resulting in the merging of Tower / Blarney / Killeens and Cork City. It supports objective SPL 2-6 which would allow only limited expansion of villages in the green belt areas and SPL 1-5 avoiding large scale suburban layouts (although it suggests that this has been contravened in recent planning permissions and current applications).</p> <p>The submission also suggests All Saints Well and Teampill na Cillini to be included as protected structures.</p> <p>Concern is also expressed about proposed zonings I-02 and I-03 for industry in the north city environs and the proposed route of the proposed north ring route.</p>
2877	Edward & Joan Vaughan	Lands at Raleigh House, Macroom	Request to zone lands for residential use.
2878	Mr Satter Zaid	Lands at Carrigtwohill	Requests zoning of land now A1 greenbelt for residential development
2879	Edward O'Driscoll	Lands at Allen Square, Bandon	<p>Objects to site (1ha) adjacent Allen Square being zoned U-02 which states 'develop pedestrian walk along river bank to town centre'. Requests instead that land be zoned for high density residential development with the healthy mature trees along all boundaries to be retained and enhanced. The submission argues that this would be consistent with the Housing strategy, residential density guidelines and the Cork Area Strategic Plan.</p>
2880	James Sheehan	Lands at Rigsdale, Ballinhassig	<p>Refers to large site circa 34ha at Ballyheada. Part of the site is subject to a current planning application for housing and zoning for health care facility is sought elsewhere on site. In support of submission it is argued that the proposal would be in accordance with the plan as it is adjacent new and existing communities. Reference is made to large scale development proposed for between Innishannon and Bandon.</p>
2901	Peader Creedon	Lands at Cloughdub & Farnanes (part of 2635)	Request for residential / commercial zoning in Cloughdub / Farnanes Cross area.
2902	Peader Creedon	Lands at Cloughdub & Farnanes (part of 2635)	Request for residential / commercial zoning in Cloughdub / Farnanes Cross area.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2903	Mr Liam Davies	Lands at Rochestown (part 2796)	<p>Proposes 1.3 ha for residential approximately 1km beyond the Southern environs boundary off the Rochestown road (opposite Hop Island) . Claims previous planning discussions with the Council indicated that development would be acceptable given suitable access; in 1996 Plan land to the north of Rochestown shown within the Development Boundary; suburban type dwellings to the south of the road should also be included to reflect true status.</p> <p>Reference is also made to Housing Strategy and the need to provide for 3,800 households per annum, the need to provide higher densities in appropriate areas such as close to town centres, brownfield sites and areas close to public transport corridors.</p> <p>Reference in Cork Area Strategic Plan that 'substantial increases in housing provision in the early part of the plan period, will be possible by completing development in the southern City environs. This will be through sensitive infilling and rounding off up to natural boundaries'.</p> <p>Submission presents an opportunity to achieve this</p> <p>Implementation of Cork Area Strategic Plan will result in improvements to infrastructure including non car modes. A critical mass of population will be required to support these.</p> <p>Northern part of Rochestown Road has been dezoned, this should be reinstated and refined to allow logical inclusion of an area previously developed.</p> <p>Steep embankment to the south of proposed lands presents a natural boundary for development.</p> <p>Current designation as A1 does not accurately reflect how the land has been developed to date.</p>
2904	Mr Dominic Daly	Lands at Killahora, Glounthaune (part 2783)	<p>Requests that lands be zoned for residential development. The site is approximately half way between Carrigtwohill and Glounthaune. The submission recognises that a special local area plan is proposed for the area in light of the proposed rail line; suggests that the development of this site will help meet the goals as set out in Cork Area Strategic Plan; that the site would be suitable for low density development; and there would be no problems in servicing the site.</p>
2905	Mr. Chris McCarthy	Lands at Ardgehane Clonakilty, (Part of 2777)	<p>Request residential development for cluster housing thus helping to satisfy the the local housing needs. The lands are situated off the mainroad and it is claimed that they are serviced and accesible. The site is situated on the edge of the existing settlement and would serve as alogical extension of that settlement.</p>

No.	Submitter	Title	Summary
2906	Mr Pat O'Flynn	Lands at Carhoo, Kilnap (part of 2721)	Proposes low and medium density residential zoning on grounds of scarcity of land for development on northside; need for balance in mix of housing areas; Blackpool bypass and proposed ring road create new opportunities for development in the northside; site is well located with respect to road access, foul drainage system and other services (shops); amenity area along the Glenamought valley Suggests that paragraph 9.1.4 which refers to zonings in the 1996 County Development Plan should read the 1996 County Development Plan as amended in 1999. Also makes a query in relation to the Cork Area Strategic Plan proposal of a new town at Monard - Rathpeacon.
2907	Mr. Thomas Duggan	Lands at Millstreet, Co. Cork,(Part of 2805)	Residential zoning request based on such factors as demand and the availability of infrastructure.
2908	Mr. Don Hill	Lands at The Miles, Clonakilty, (Part of 2804)	Refers to a number of pieces of land (see also 2804 and 2909). This particular element of the submission relates to a plot of land outside the development boundary to the north of I-01. Requests that the land be zoned for medium density residential development, on grounds that the land has historically been used for dairy farming however, because of the volume of traffic now on the road that dissects the farm, it is unfeasible to operate a dairy farm; the land in question is fully serviced; the sites sit on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.
2909	Mr. Don Hill	Lands at The Miles, Clonakilty. (Part of 2804)	Refers to a number of pieces of land (see also 2908 and 2804). This particular element of the submission relates to a plot of land outside the development boundary to the north of R-03 and next to I-01. Requests the land be zoned for medium density residential development, on grounds that the land has historically been used for dairy farming however, because of the volume of traffic now on the road that dissects the farm, it is unfeasible to operate a dairy farm; the land in question is fully serviced; sites sit on the edge of the existing development boundary; the medium density development proposed will result in a well defined boundary to the town and not 'urban sprawl'.
2910	Mr Paddy McCarthy	Lands at Terrysland Carrigtwohill (part of 2601)	The land is situated to the north of Carrigtwohill outside the development boundary. The zoning request is for the land to be considered for development zoning (presumed residential) with no supporting argument.
2911	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire, (Part of 2632)	Proposed residential and commercial development
2912	Mr. John Murphy	Rezoning of lands at Rathcooney, Glanmire, (Part of 2632)	Proposed residential or commercial development
2913	Mr George Kingston	Lands at Ballyorban, Douglas (part of 2443)	Proposes 4 sites (1.5ha) at Ballyorban, on grounds that development would tidy up run down area, and precedent for this type development exists.

No.	Submitter	Title	Summary
2914	Carrigaline Hurling & Football Club	Lands at Carrigaline (part of 2481)	Requests that lands at Carrigaline to be rezoned from residential to sports recreation on the grounds that the GAA site needs to be expanded, and it would provide a buffer adjacent nearby industry
2915	Mr Gerard O'Brien	Lands at Loughatalia, Ballinacorra (part of 2399)	Request that land be zoned for low density residential development. The land is to the south of Midleton and Ballinacorra and is outside the development boundary. Argues that further development would support the role of Ballinacorra as a 'rural village' in line with the text of the development plan; that the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.
2916	Mr Gerard O'Brien	Lands at Loughatalia, Ballinacorra (part of 2399)	Request that land be zoned for low density residential development to the south of Midleton and Ballinacorra and outside the development boundary. Argues that further development would support the role of Ballinacorra as a 'rural village' in line with the text of the development plan; that the development of this land would be infill development and will act as a buffer and prevent further expansion to the south. The submission also objects to the scenic landscape designation that covers the site.
2917	Mr Gerard O'Brien	Lands at Loughatalia, Midleton (part of 2399)	Highlights an area of land has been developed for residential use outside and to south of the development boundary for Midleton. This development is used as part of the argument to justify the request for rezoning of three neighbouring sites. Ref. 2399, 2915, 2916,
2918	Mrs Mary Mehigan	Site at Ballyvolane, Banduff Rd. Cork (part of 2439)	Proposed extension to Banduff residential area. All services are supplied.
2919	MI Peggy McCarthy	Lands at Derrymihan West, Castletownbere, (part of 2523)	Request that land be zoned for residential development. It is claimed that the site is serviceable and accessible, away from the main traffic route and is still within walking distance of the town. It is suggested that the land which is zoned for residential development in the Draft Plan will not become available and therefore alternative site will be needed to meet the ever increasing local housing needs. (Related to Sub
2920	Mr Noel Walsh	Lands at Donemark, Bantry (part 2270)	Request land be zoned for low density housing. There is a shortage of good quality sites in the Bantry area The property is located in a "residential " area and safe access is provided.
2921	Port Of Cork	Comments on the Development Plan, (Part of 2714)	Proposed reclamation of sea and construction of new terminal for containers
2922	Cork County VEC	Issues relating to Ballincollig (part of 2666)	Vocational Education Committee notes that the projected increase in population is likely to have a significant impact on the need for school places at all levels.
2923	Cork County VEC	Issues relating to Bantry (part of 2666)	Part of a series of education related issues and zonings throughout the County, made by the County Cork VEC. With regards to Bantry, it is stated that preliminary work has started on the planning of a new post-primary school to replace the existing two post-primary schools. A potential site has been identified.

No.	Submitter	Title	Summary
2924	Cork County VEC	Issues relating to Buttevant (part of 2666)	Part of a series of educational, sports and recreation based issues / zoning requests for various settlements. There is a reference to a site in Buttevant, but there are no specific details.
2925	Cork County VEC	Issues relating to Carrigaline (part of 2666)	Vocational Education Committee notes projected increase in population is likely to have a significant impact on the need for school places at all levels.
2926	Cork County VEC	Issues relating to Carrigtwohill (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Notes the projected growth of Carrigtwohill and the effect that this will have on the number of extra school places required.
2927	Cork County VEC	Issues relating to Cobh (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Notes the projected growth of Cobh and the effect that this will have on the number of extra school places required.
2928	Cork County VEC	Issues relating to Cork City North Environs, (part of 2666)	Comment on educational, sports and recreation facilities in the area
2929	Cork County VEC	Issues relating to Cork City South Environs, (part of 2666)	Submission by Vocational Education Committee noting the projected increase in population/households. On the basis of this the Committee suggests land should be identified in the Lehenaghmore/Togher area for a post-primary school.
2930	Cork County VEC	Issues relating to Glanmire & Riverstown, (part of 2666)	Proposed increase to Glanmire Community College from 750 to 1050 pupils
2931	Cork County VEC	Issues relating to Kanturk (part of 2666)	This submission is part of a series of education related issues and zonings throughout the County, made by the County Cork VEC. With regards to Kanturk, it is stated that preliminary work has begun on the a combined replacement of two existing post-primary schools.
2932	Cork County VEC	Issues relating to Midleton (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. Raises the issue of the projected growth in Midleton and the effect that this will have on the number of extra school places
2933	Cork County VEC	issues relating to Skibbereen (part of 2666)	County Cork Voluntary Education Committee states that there is a possibility of rationalisation of post-primary school provision in Skibbereen, which presently has three post-primary schools.
2934	Cork County VEC	Issues relating to Youghal (part of 2666)	Welcomes the emphasis given in the plan to the need for educational, sports and recreational facilities. In Youghal a site has been identified for a community school and has received outline planning permission. It is suggested that the zoning map should be amended to reflect this proposed use.
2935	Youghal Town Council	Lands at Foxhole, Youghal (part of 2156)	Submission from Youghal Town Council (see also ref. 2156). The area is no longer a Candidate Special Area of Conservation after an appeal to Duchas. The zoning maps should be amended accordingly.

No.	Submitter	Title	Summary
2936	Terence O'Brien	Issues relating to Carrigtwohill (part of 2604)	Proposes zoning of land currently identified as A3 green belt and scenic landscape for residential development (serviced sites). Suggests Draft Plan text refers to A3 areas as being relatively built up; and the lands are ideally suited to this
2937	Mr Terence O'Brien	Issues relating to Carrigtwohill (part of 2604)	Relates to the area covered by the special area of conservation designation to the south of Carrigtwohill, and raises several issues. Suggests that this designation represents an extension of the land designated by Duchas.
2938	Manor Park Builders Ltd	Lands at Carrigaline Easton (part of 2457)	Proposes zoning for residential development of site NE of Carrigaline, currently identified as A1 green belt. Suggests that this will provide balance in proposals for Carrigaline; provide a resident population close to extensive industrial zonings, and hence reduce unnecessary journeys through Carrigaline; current zonings on wrong side of Carrigaline for access to employment; site accessible and serviceable; will assist in achieving elements of infrastructure improvements; would leave sufficient gap between settlements for green belt; etc.
2939	Mr Wm Hennessy	Lands at Coolflugh & Dromin, Blarney (part of 2614)	Issue regarding residential land use.
2940	The late Mr. Jeremiah Goggin	Lands at Kanturk (part of 2814)	Mixed zoning proposal to include residential / community / educational / institutional uses, on lands adjacent to development boundary.
2941	Youghal Carpets Site	Youghal Carpets Site at Killacloyne, Carrigtwohill (part of 2829)	Proposed rezoning from Industry to Commercial, on grounds that this will facilitate the quick sale of the site.
2942	Mr & Mrs J Buckley	Lands at Kilcully & Carhoo, Whites Cross (part of 2730)	Request for zoning of lands
2943	Mr & Mrs Pat Healy	Lands at Maglin Ballincollig (part of 2754)	Relates to land outside the development boundary to the south of Ballincollig, and proposes zoning land for Enterprise /
2944	Mr Don O'Carroll	Lands at Killeagh, Midleton (part of 2619)	Proposes land in Killeagh be zoned for commercial and residential development in the Local Area Plan for Killeagh. The land was within the development boundary for the village in the 1996 plan, but not zoned. The points are made that existing high street suffers from congestion and car-parking problems; to retain the historic character of the village new development should occur away from the High Street; the location will serve future growth in the population of the village; and further residential land needs to be allocated because the extensive areas zoned for housing to the west of the village have not been developed.
2945	Mr Gerard O'Connell	Lands at Knocknamullagh, Rochestown, (part of 2547)	Proposes lands at Knocknamullagh, Rochestown be zoned for low density housing. A country lane development is suggested. No supporting arguments are made.
2946	SMA Fathers	Lands at Spur Hill, Doughcloyne (part of 2725)	Proposes a portion of the water tanks at Doughcloyne should be used for residential development, on grounds that it is a waste of land to zone all the land for utilities when housing could be built there.

No.	Submitter	Title	Summary
2947	Dairygold Co-op Society	Lands at Castlefarm, Mitchelstown (part of 2706)	Proposed change of zoning from residential to mixed use - Industrial / Open space, on grounds of local environment issues, and potential industrial expansion.
2948	Dairygold Co-op Society Ltd	Lands at Castlefarm, Mitchelstown, (part of 2706)	Proposed change of zoning from Open space (O-01) and amenity walk (U-02) to industry / enterprise, on grounds of safety / security issues, and potential industrial expansion.
2949	Ms Merle Jean Tanner	Lands at Lisheen & Greenfields, Ballincollig, (part of 2660)	Request that land to the South of Ballincollig be zoned for residential development. A number of issues are raised to support the request, including the need for more development land in the town, and the negative effect that the proposed bypass will have on the suitability of the land for agriculture.
2950	Various	Lands at Kilcully/Dublin Pike. Co. Cork, (part of 2221)	Proposed residential development on two parcels of land in the northern environs. It is argued that there is an established need for additional residential land in the area.
2951	Various	Lands at Ballyvolane (part of 2330)	Request to zone lands, based on a number of factors including demand and availability of residential lands, infrastructure provision and proximity to services and employment.
2952	Various	Lands at Ballyvolane (part of 2330)	Request to zone lands, based on a number of factors including demand and availability of residential lands, infrastructure provision and proximity to services and employment.
2953	Fleming Construction	Lands at Inchydoney, Clonakilty (part of 2372)	Proposed residential zoning. Planning permission was previously refused.
2954	Fleming Construction	Lands at Inchydoney, Clonakilty (part of 2372)	Proposed residential zoning. Planning permission was previously refused.
2955	Mrs Mary Walsh	Lands at Scartlea Upper & Rostellan (part of 2235)	Proposed industrial development at Rostellan, to the south of Saleen Village.
2956	Tadhg & Eileen O'Regan	Lands at Sarsfields Court, Glanmire (part of 2862)	Proposed light industrial/commercial development. Refers also to residential area for elderly - services are provided (pre-draft submission no.1709).
2957	Port of Cork	Port of Cork, (part of 2714)	Proposed reclamation of sea to establish a new port handling facility. Ecological compensation intended.
2958	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2959	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2960	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2961	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial zoning.
2962	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial / residential zoning.

<i>No.</i>	<i>Submitter</i>	<i>Title</i>	<i>Summary</i>
2963	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed Industrial / retail zoning.
2964	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (part of 2058)	Proposed commercial zoning.
2965	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed Industrial / commercial zoning.
2966	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.
2967	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed commercial zoning.
2968	Charleville Chamber of Commerce	Observation on Charleville Infrastructure, (Part of 2058)	Proposed residential zoning.

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Mrs Susan Healy	2404
Mr Michael Healy	2375
Mr J C Healy	2170
Mr & Mrs Pat Healy	2754
Healy Brothers	2694
Healy Brothers, Nordic Cold Stores & Cork Co-op Marts	2687
Mr J.P. Hedigan	2377
Mr David Heffernan	2644
Mr Jim Hegarty	2812
Mr Denis Hegarty	2665
Heir Island Co-operative Society	2590
Heiton Holdings Plc	2455
Mr Tom Henegan	2539
Mr Wm Hennessy	2939
Mr William Hennessy	2614
Heritage Developments	2747
Heritage Developments	2745
Mr J G Hewison	2321
Hibernian A.F.C.	2215
Hibernian A.F.C.	2489
Mr Eddy Higgins	2649
Mr Liam Higgins	2733
Mr Don Hill	2909
Mr Don Hill	2908
Mr Don Hill	2801
Mr Don Hill	2804
Mr Colin Hill	2130
Mr Ian Hill	2840
Mr Winston Hobbs	2381
Mr Winston Hobbs	2355
Hoburn Homes Ltd	2285

<i>Submitter</i>	<i>Number</i>
Mr Paul Hogan	2490
Mr Seamus Hogan	2860
Mr Paul Hogan	2488
Mrs Mary Holland	2059
Mr Anthony Horgan	2332
Mr James Horgan	2833
Mr John Horgan	2010
Mr George Horgan	2122
Mr Patrick Horgan	2450
Mr John Horgan	2116
Ms Catriona Horgan	2569
Mr Jim Horgan	2279
Mr Jim Horgan	2503
Mr Peter Horgan	2284
Howard Holding Plc	2681
Howard Holdings	2713
Paul & Sally Hudson	2844
Mr Noel Hurley	2369
Stephen Hyde Partnership	2592
I	
IDA Ireland	2657
IDA Ireland / Glaxo Smithline Beecham (Cork) Ltd	2734
Inniscarra View Residents Assoc.	2154
Innishannon Village Development Team	2586
Irish Distillers Ltd	2236
Irish Farmers Assoc	2875
Irish Refining Plc	2189
J	
James & Eithne Jeffords	2124
Mr Harold Johnson	2638
Mr Harold Johnson	2334
Mr Gareth Jones	2597

<i>Submitter</i>	<i>Number</i>
K	
Mr Dan Kaln	2160
Mr Michael Keane	2222
Michael Kearney	2483
Michael Kearney	2482
Bill Keary	2726
Mr Jim Keating	2015
Keep Ireland Open	2434
Olan & Sheila Kelleher	2117
Mr Michael F Kelly	2316
Mr Joesph Kelly	2074
Ms Toni Kelly	2837
Ms Mary Kenneally	2470
Mr Kennedy	2136
Mr Cornelius Keohane	2621
John F. Kerr	2185
Philip & Amanda Kidney	2637
Mr Michael Kiely	2061
Mr Alex Kiely	2013
Tom & Marie Kiernan	2732
Kilally & Ballinrush Water Scheme	2053
Killeen Holdings Ltd	2512
Killeens Resident Assoc	2876
Kilmoe Union of Parishes	2002
Kilmurry Historical Society	2343
Kilworth Community Council	2479
Mrs Joyce Kingston	2368
Mr George Kingston	2121
Mr George Kingston	2443
Mr George Kingston	2913
Mr Donal Kingston	2828
Kinsale Historical Society	2577
Kinsale Town Council	2579
Mr Sean Kinsella	2072
Knockgriffin Residents Assoc	2423

<i>Submitter</i>	<i>Number</i>
L	
Land owners in Ballyvolane	2330
Mr Martin Lane	2068
John Lane	2787
Joseph Lane (Holdings) Ltd	2784
Mr Seamus Lantry	2799
Denis & Hazel Lavery	2342
Mrs. Ann Lawton	2194
Le Cheile Family Resource Centre (Mallow)	2797
Mr Niall Leahy	2396
Mrs Abina Leahy	2680
Lee Valley Eco-Label Project	2426
Lee Valley Protection Campaign	2132
Leevale Properties Ltd	2507
Leevale Properties Ltd	2506
Noreen Lehane	2228
Patrick Lehane	2336
Mr John Lenehan	2056
Liss Ard	2752
Little Island Community Assoc	2826
Mr William Loftus	2422
John & Hilary Loftus	2501
Mr Seamus Lombard	2775
Mrs Mary Looney	2540
Ms Fiona Looney	2485
Mr Michael F. Lordan	2188
Donal & Barbara Lordan	2230
Lower Killeens Residents Association	2546
Mr Adrian & Mary Lowin	2142
Mrs Margaret Lucey	2242
Mr & Mrs Lusher	2474
Mr John Lyden	2302
Cllr Kathleen Lynch	2836
Mr Jeremiah Lynch	2792
Mr Liam Lynch	2292
Hymphrey Lynch	2851

<i>Submitter</i>	<i>Number</i>
Ms Carol Lynch	2712
Ms Patricia Lyne	2070
Mrs Joan Lyons	2538
Ms Damaris Lysaght	2082

M

Mr Richard Mackessy	2824
Mr William Magnier	2333
Mr Frank Maguire	2778
Mrs Theresa Maher	2244
Mr Denis Maher	2028
Mallow Golf Club	2464
Mallow Road Residents Assoc	2448
Manahan & Associates	2682
Manor Hill Residents Association	2313
Manor Park Builders Ltd	2457
Manor Park Builders Ltd	2938
Manor Park Homes Ltd	2138
Mr G Martin	2559
Mr Brian W Mattsson	2572
Mr Olaf Maxwell	2587
Mr & Mrs Jim McAuliffe	2338
Mr Paddy & Mary McAuliffe	2301
Mr John McCarthy	2822
Mr Paddy McCarthy	2601
MI & Peggy McCarthy	2523
Mr John McCarthy	2140
Mr Edmond McCarthy	2065
Mr Chris McCarthy	2905
Mr Jeremiah McCarthy	2129
Mr & Mrs MI McCarthy	2449
MI Peggy McCarthy	2919
Ms Elizabeth McCarthy	2821
Patrick J McCarthy	2612
John, Luke & Nora McCarthy	2406

<i>Submitter</i>	<i>Number</i>
Mr Paddy McCarthy	2910
Anthony, Frank & MI McCarthy	2759
Mr Chris McCarthy	2777
Mrs Breda McCrohan	2101
Sean & Mary McDermot	2413
Mr Sidney McElhiney	2558
Mr Ray McEvoy	2251
Mrs Ailbie McGinley	2431
Mr C McGrath	2361
Mrs Mary McKenna	2192
Mr Joe McLaughlin	2039
Mr Joe & Elizabeth McMahon	2416
Patrick & Ann McNally	2114
Mr Patrick McNamara	2144
Adrian McNamara	2785
Ms Eleanor McNamara Taylor	2099
Mr James McNulty	2239
Mr Kevin McSweeney	2566
Ms Anne McSweeney	2158
Dr JC McVeigh	2535
Mrs Mary Mehigan	2918
Mrs Mary Mehigan	2439
MHL & Assoc	2272
Millipore Ireland	2057
Millstreet & District Housing Assoc	2337
Ms Margaret Minehane	2409
Minister for Education & Science	2104
Missionaries of Sacred Heart	2811
Mitchelstown Business Association	2255
Mr Ronnie Moloney	2688
The Moloney Family	2001
The Moloney Family	2767
The Moloney Family	2755

<i>Submitter</i>	<i>Number</i>
Monkstown Amenity Assoc	2397
Mrs Sheila Morris	2424
Ms Elizabeth Moynihan	2036
John & Helen Moynihan	2496
Mr Michael Moynihan	2340
Mr Micheal Moynihan TD	2843
Ms Eileen Mulcahy	2683
Mr & Mrs Patrick J. Mulcahy	2825
Mr Finbarr Mulcahy	2513
Mgt Garry & P Mulcahy	2516
Mr Michael Mulcahy	2087
Michael Mullane & Paul White	2781
Dan Mulvihill & Barry Collins	2774
Mr Bob Murnane	2793
Mr Bob Murnane	2246
Ms Mary Murnane	2542
Murnane & O'Shea Ltd	2445
Mr John Murphy	2469
Mr Sean Murphy	2668
Mr Denis Murphy	2199
Mrs Eileen Murphy	2020
Mr Daniel Murphy	2216
Mr Dermot Murphy	2467
Dan & Donal Murphy	2529
Mr William Murphy	2310
Mr Louis Murphy	2521
Mr Matthew Murphy	2157
Niamh M. Murphy	2314
Mr & Mrs D Murphy	2358
Patrick & Irene Murphy	2047
Mr Eugene Murphy	2259
Mr Thomas Murphy	2756
Mr Denis Murphy	2283

<i>Submitter</i>	<i>Number</i>
Mr John Murphy	2911
Mr Brendan Murphy	2275
Donal & Veronica Murphy	2428
Mr John Murphy	2632
Mr Denis Murphy	2839
Mr Peter Murphy	2459
Mrs Mary A Murphy	2187
Mr John Murphy	2912
Catherine Murray	2527
Mr Patrick Murray	2100
Mr MI Murray	2760
Mrs Delia Murt	2348
Mr John Murtagh	2237
Mr Martin Myler	2324

N

Nashs Boreen Residents Assoc	2630
Mr Alan Navratil	2395
Mr Alan Navratil	2347
Mr Roland Newenham	2568
Mark & Una Newenham	2425
Mr Billy Nicholson	2197
Mrs Ann Noone	2588
Norwood Court Residents Assoc	2605
Novartis	2555

O

Margaret, Fionan, Colm and Muireann O' Cinneide	2541
OPW	2478
Mr John O'Brien	2245
Mr Gerard O'Brien	2399
Mr Rory & Eleanor O'Brien	2543
Terence O'Brien	2936
Wm & Elizabeth O'Brien	2345
Mr Terence O'Brien	2937

<i>Submitter</i>	<i>Number</i>
Mr Tim O'Brien	2147
Mr Leo O'Brien	2667
Mr Finbarr O'Brien	2639
Edward & Breeda O'Brien	2346
Mr Noel O'Brien	2308
Bernard, Gerald, Tom O'Brien	2451
Mr Gerard O'Brien	2916
Terence O'Brien	2604
Mr Jeremiah O'Brien	2613
Mr Frank O'Brien	2315
Mr Gerard O'Brien	2917
Mr John O'Brien	2517
Mr Gerard O'Brien	2915
Mr Frank O'Brien	2018
Mr Donal O'Brien	2419
O'Brien & Flynn Ltd	2260
J.J.O'Brien & Son	2290
Mr Finbarr O'Callaghan	2385
Denis O'Callaghan	2655
Mr Sean O'Callaghan	2780
Mr Sean O'Callaghan	2776
Mr Pat O'Callaghan	2861
Mr Martin O'Callaghan	2180
Ms Patricia O'Callaghan	2086
Mr John O'Callaghan	2263
Mr Paul O'Callaghan	2574
O'Callaghan Properties	2264
Mr Don O'Carroll	2944
Mr Patrick O'Connell	2162
Frank & Lynda O'Connell	2143
Mr John O'Connell	2145
Mr Willie O'Connell	2120
Mr Daniel O'Connell	2183
Mr Gerard O'Connell	2945
Mr Gerard O'Connell	2547

<i>Submitter</i>	<i>Number</i>
Mr John O'Connell	2210
Mr Daniel O'Connell	2392
The O'Connell Family	2788
O'Connell Warehousing Ltd	2092
Mr Ted O'Connor	2724
Ms Noreen O'Connor	2035
Mr T O'Connor	2740
Ms Catherine O'Connor & Mr. Ian Bradley	2191
Ms Mary O'Connor O'Donnell	2049
Mr Terence O'Donnell	2570
Mr Fergus O'Donnell	2232
Messers Pat O'Donnell & Sons	2532
Donal O'Herlihy	2227
Rev Vincent O'Donoghue	2226
Mr Alan O'Donovan	2278
Mr John O'Donovan	2690
Mr John O'Donovan	2830
Mr Donal O'Donovan	2686
Ms Ann O'Donovan	2201
Mr Pat O'Donovan	2514
Mrs Kathleen O'Donovan	2689
Barry O'Donovan	2040
Ms Geraldine O'Donovan	2288
Mr Donal O'Donovan	2809
Mr Liam O'Dowd	2607
Mr John O'Driscoll	2522
Edward O'Driscoll	2879
Mr Frank O'Driscoll	2676
P.J O'Driscoll	2674
Mr Liam O'Driscoll	2583
Mr & Mrs O'Driscoll	2243
O'Driscoll Developments Ltd	2504
Mrs Paula O'Dwyer	2176

<i>Submitter</i>	<i>Number</i>
Pat O'Farrell & Wm Baker	2277
Mr Pat O'Flynn	2906
Mr Pat O'Flynn	2721
Mrs Mary O'Flynn	2460
Mr Billy O'Flynn	2720
Mr Conor O'Flynn	2624
O'Flynn Construction Co. Ltd	2024
O'Flynn Construction Co. Ltd	2208
O'Flynn Construction Co. Ltd	2206
O'Flynn Construction Co. Ltd	2643
O'Flynn Construction Co. Ltd	2205
O'Flynn Construction Co. Ltd	2581
O'Flynn Construction Co. Ltd	2473
O'Flynn Construction Co. Ltd	2207
O'Flynn Construction Co. Ltd	2596
Ms Olivia O'Gorman	2073
Mr John O'Halloran	2317
Mr Jack O'Keefe	2224
Patrick O'Keefe	2352
Mr Patrick O'Keefe	2518
Mr Ned O'Keefe	2041
Old Barrack Road Residents Group	2293
Mr Finbarr O'Leary	2835
Donal O'Leary	2471
Mr Damien O'Leary	2233
Mr Jerry O'Leary	2050
Mr John O'Leary	2659
Mr D. O'Leary & Mr O'Connor	2739
Mr Dan O'Mahony	2719
Mr Patsy O'Mahony	2204
Mr Bill O'Mahony	2545
Mr James G. O'Mahony	2484
Fr Donal O'Mahony	2848

<i>Submitter</i>	<i>Number</i>
Pat O'Neill & Richard Walshe	2125
Tadgh & Eileen O'Regan	2862
Tadhg & Eileen O'Regan	2956
Ms Kay O'Regan	2067
Mr Eamonn O'Regan	2294
Mr Michael O'Regan	2685
M & T O'Regan	2684
Oriel House Hotel	2847
Mr John O'Riordan	2119
George & Elizabeth O'Riordan	2633
Mr Flor O'Riordan	2209
Mr Donal O'Riordan	2573
Mr M O'Shea	2029
Mr Liam O'Shea	2081
Mr Pat O'Shea	2741
Marcus O'Shea & Ruden Homes Ltd	2265
Dermot & Sheila O'Sullivan	2356
B & C O'Sullivan	2171
Mr Pat O'Sullivan	2849
Mr Michael O'Sullivan	2440
Messers Michael & Joesph O'Sullivan	2475
Mr Maurice O'Sullivan	2247
Mrs Kathleen O'Sullivan	2249
Mr Finian O'Sullivan	2271
Mr John O'Sullivan	2584
Mr Peter O'Sullivan	2378
Mr Jim O'Sullivan	2436
Mr Noel O'Sullivan	2137
Mr Kevin O'Sullivan	2076
Mr Patrick O'Sullivan	2030
Mrs Kathleen O'Sullivan	2248
John J O'Sullivan & Assoc	2429
The O'Sullivan Family	2717

<i>Submitter</i>	<i>Number</i>
Multiple Objection to Oyster Bank, Rafeen Creek	2854
P	
Passage Town Council	2240
Passage West Area Development	2405
Passage West Area Development & Environment Assoc.	2095
Passage West Town Council	2048
Pfizer Ireland Pharmaceuticals	2360
Pfizer Ireland Pharmaceuticals	2400
Port of Cork	2957
Port of Cork	2921
Patrick Pyne	2798
Q	
Mr Michael Quane	2616
Mrs Catherine Quealey	2281
R	
Rearour East Resident Assoc	2295
Mr Patrick Reen	2234
Residents of Annabella, Beechmount	2304
Residents of Ardgehane/Ballinglanna	2627
Residents of Ballywilliam Estate	2256
Residents of Kilknockin	2305
Residents of Pembroke Woods	2707
Residents of Pembroke Woods	2097
Retail Grocery, Dairy and Allied Trades Assoc	2738
Mr Edmond Rice	2022
Donal & Brydie Ring	2480
Ringaskiddy & District Residents Assoc	2487
Mr James Riordan	2567
Mr Eugene Riordan	2062
Mr John Riordan	2003

<i>Submitter</i>	<i>Number</i>
Mrs Noreen Riordan	2677
Grattan Roberts	2790
Mr C. Jules Rominger	2133
Ann Roper	2365
Rosbridge Properties Ltd	2751
Mr Michael Ross	2652
Rowa Pharmaceuticals Ltd	2038
Royal Institute of Architects of Ireland	2827
Mr Kieran Ruane	2430
Mr Denis Russell	2438
Charlie Ryan	2414
Ms Ann Ryan	2060
Mr Ger Ryan	2318
Mr Leo Ryan	2077
Con & Bernadette Ryan	2447
Mr Bill Ryan	2563
S	
Mrs R Salter-Townsend	2012
Sanmina SCI Corporation	2463
Mr John Saunders	2723
Mr John Saunders	2831
Mr Peter Scanlan	2410
Mr Thomas Scannell	2452
Scoil an Chroi Ro-Naofa Parents Assoc	2307
Mrs Madeline Scully	2359
Select Vestry	2257
Sevensville Properties Ltd	2554
Mr John Sexton	2663
Mr John Sexton	2662
James Sheehan	2880
Mr Denis Finbarr Sheehy	2023
Mr Kenneth Sherrard	2198
Mr Hugh Sherrard	2306
Fr Bryan Shortall	2274

<i>Submitter</i>	<i>Number</i>
MI & Kevin Silke	2553
John Sisk & Co. Ltd	2737
Sisters of Mercy	2617
Ted & Kate Slayven	2748
SMA Fathers	2946
SMA Fathers	2725
Mr Alf Smiddy	2807
Maurice & Bridget Smiddy	2477
Mr Alf Smiddy	2656
Rev Lionel Smith	2126
Mr Robin Smith	2373
Robin & Heather Smith	2560
Mr Fergus Smith	2311
Mr Brendan Smyth	2326
Mr Christopher Sommerville	2161
South Western Regional Fisheries Board	2253
Southern Health Board	2791
Southern Health Board	2044
Southern Health Board	2008
Southern Regional Fisheries Board	2421
Frank Spillane	2753
Spring Nurseries	2079
Mr R.J. Springett	2051
St Patrick Woollen Mills	2803
St Senans Senior Citizens Committee	2312
Mrs Mary Stanley	2453
P Starkey	2105
Mrs Patricia Starkey	2609
Mr Nicholas Stout	2384
Mr Kevin Sugrue	2071
Ms Margaret Sullivan	2075
Summercove National School, Board of Management	2408
Mr Ronald Sweetnam	2691
Mr Ronald Sweetnam	2054
Mervyn Sweetnam & Mary O'Regan	2262

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Mr JohnJoe Tangney	2025
Ms Merle Jean Tanner	2949
Ms Merle Jean Tanner	2660
Mr Bill Teap	2515
Tesco Ireland Ltd	2853
The Miles Resident Assoc	2309
The Port of Cork Company	2714
Mr Oliver Thomson	2640
Cllr John Thuillier	2229
Mr Patrick Tierney	2298
Mr Kevin Tobry	2196
Mr Garry Tomlins	2693
Mr Robert Travers	2252
Mr Robert Travers	2289
Ms Avril Treacy	2834
Mr Simon Treacy	2009
Trustees of Blarney Estate	2571
Mr Pat Tuohy	2319
Mr Donal Turner	2497
Mr Dan Twohig	2139
Mr Michael Twohig	2841
Mr John Twomey	2268
Mr Edward Twomey	2223
Patrick Twomey	2771
Mr John Twomey	2585
John & Criona Twomey	2364
Mr Dermot J. Twomey	2335

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University College Cork	2181
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V

Edward & Joan Vaughan	2465
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Submitter **Number**

Edward & Joan Vaughan 2877

W

Ms Aine Wall	2744
Mr Donal Wall	2231
Mrs Mary Walsh	2955
Mr David Walsh	2173
John & Maurice Walsh	2267
Mr Noel Walsh	2920
Mr Noel Walsh	2533
Mr Jerh Walsh	2654
Mr Denis Walsh	2534
Donal Walsh	2556
Mrs Mary Walsh	2235
Mr Denis Walsh	2280
Mr Noel Walsh	2270
Tim Walsh & Ballycummin Construction	2325
Watergrasshill Community Assoc	2575
Mr Jud Weiner	2494
Mr Trevor West	2495
West Lodge Hotel	2007
Westbrook Housing Co. Ltd	2078
Westside Partnership	2736
Wexport Ltd	2594
Mr Christopher White	2462
Mr Christopher White	2461
Mr Bobby Willis	2789
Mr & Mrs James Wilson	2750
Wilson & Assoc	2166
Woodbrook Stratton Pine Residents Assoc	2437
WS Atkins	2526

Y

Youghal Carpets Site 2941

Submitter ***Number***

Youghal Carpets Yarn	2829
Youghal Shipping & Storage Ltd	2391
Youghal Town Council	2935
Youghal Town Council	2155
Youghal Town Council	2156
Mrs Phyllis Young	2808

Z

Mr Satter Zaid	2878
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