



Addendum to Strategic Environmental Assessment Environmental Report

August 21st 2014

In accordance with Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment and Section 12(7)(aa) of the Planning and Development Acts 2000-2013





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1 Introduction

1.1 Overview of this Report

This is the Addendum to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Cork County Development Plan. The Strategic Environmental Assessment of the Draft Cork County Development Plan is intended to ensure that consideration of environmental issues remains central to the development and evaluation of future planning strategy for the county.

This Addendum has been prepared to address the following:

- Outline the response to the recommendations for change contained in the Environmental Report on Draft Plan (Section2)
- Address issues which arose following public consultation on the Draft Development Plan and Environmental Report (Section 3) , and
- Document the Strategic Environmental Assessment process as it relates to the proposed material amendments to the Draft Development Plan (Section 4 and Appendix A).
- Document the Strategic Flood Risk Assessment of the proposed Amendments.

1.2 Where we are in the process

The Environmental Report prepared on the Strategic Environmental Assessment of the Draft Cork County Development Plan, which was published with the Draft Plan in December 2013, made a number of recommendations (see Table 2.1) in relation to issues that needed to be address in the Draft Plan. At the time it was decided to publish the Draft Plan without the recommended changes and to address the recommendations of the Environmental Report at the amendment stage of the plan (via the drafting of material amendments as necessary) following completion of some additional assessments in relation to sensitive water catchments and following the outcome of consultations with the statutory bodies and the public.

The Draft Cork County Development Plan, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Assessment Natura Impact Report and Strategic Flood Risk Assessment were made available for public inspection from December 9th 2013 to February 26th 2014 inclusive. In accordance with Section 12 of the Planning and Development Acts, 2000 to 2013, a Chief Executive’s Report was prepared to list the persons and bodies who made submissions or observations, summarise the issues raised and provide the response of the Chief Executive to the issues raised. Following consideration of the Draft Plan, Environmental and Natura Impact Reports, the submissions received and the Chief Executive’s report, the Members of Council have resolved to make a number of material amendments to the Draft Plan. In total, 142 amendments are proposed and further consultation with statutory bodies and the public must now take place with regard to these proposed amendments.

1.3 Next Steps

The County Council is obliged to make the proposed amendments to the draft development plan, together with a report in relation to the Strategic Environmental Assessment and Habitats Directive Assessment of the proposed amendments available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. **This period will commence on Thursday 21st August 2014 and will last until 4.00 p.m. on Thursday the 2nd October 2014.** In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

In accordance with Section 12 (8) a further Chief Executive’s report shall be prepared for Members detailing the submissions received on the proposed amendments and the Response of the Chief



Executive to the issues arising, and following consideration of the issues Members will then decided to adopt the Plan with or without the proposed amendments.

Submissions on the Proposed Amendment document, the Strategic Environmental Assessment and the Habitats Directive Assessment may be made in either of the following two ways:

Make a formal written submission to:

**The Senior Planner
Planning Policy Unit
Cork County Council
Floor 13
County Hall
Cork**

Or

On-line via www.corkcoco.ie following the instructions provided

All such submissions lodged within the above period will be taken into consideration prior to the making of the new County Development Plan. Cork County Council cannot accept email submissions. It is important to note that submissions and observations made on foot of this amendment should be concerned with the changes included in the amendment only. Submissions or observations should quote the relevant paragraph / proposed change number referred to in the amendment document(s).

Please note that the closing date for submissions is 4.00 p.m. on Thursday the 2nd October 2014.

Note:

The policies contained in the Draft Plan particularly relating to the new approach to Housing Density will lead to a consequential amendments to the 10 Electoral Area Local Area Plans. This is a *separate* amendment process. Public consultation will be carried out in parallel with the final stages of the County Development Plan review with a view to adopting the amendments to the Electoral Area Local Area Plans at the same time as the new Cork County Development Plan. These Local Area Plan amendments are not assessed in this document.



2 Issues arising from the Environmental Report

2.1 Introduction

In line with the requirements of the SEA Directive (2001/42/EC), an Environmental Report was prepared assessing the environmental effects of implementing the aims and objectives of the Plan. Following the assessment, a number of changes to the plan were recommended as detailed in the recommendations outlined in Table 2-1 below and as set out in detail in Chapter 6 of the Environmental Report.

The Draft Cork County Development Plan 2013 went on public display on the December 2013. At the time it was decided to publish the Draft Plan without the recommended changes and to address the recommendations of the Environmental Report at the amendment stage of the plan (via the drafting of material amendments as necessary) following completion of some additional assessments in relation to sensitive water catchments and following the outcome of consultations with the statutory bodies and the public.

Set out in the Table below is the response to the recommendation of the Environmental Report and the reference to any proposed amendments that resulted from the recommendations.

Table 2-1 SEA Recommendations for changes to the Draft Plan

Recommendations from Environmental Report re changes to the Draft Plan		Outcome
Biodiversity / Environmental Protection		
1	Further research is required in support of the core strategy, to demonstrate that the various receiving waters have the capacity to accommodate the proposed scale of development while restoring water to good status, protecting biodiversity and the conservation interests of Natura 2000 sites.	Additional research was carried out in relation to Great Island Channel. Research is awaited in relation to the Blackwater Catchment. Council approach to this issue is outlined in Proposed Change No. 2.3, 2.4, 11.6, 11.7, 11.8, 11.9, 15.5 and 15.7.
2	The principles of the plan should be amended to give a more explicit focus to the need to mainstream biodiversity / environmental protection/ heritage issues into our decision making	This is addressed in Proposed Change No. 2.2
3	Some objectives dealing with the development of sensitive resources (environmental / biodiversity / heritage) need to be qualified by reference to protecting these resources (particularly in the chapters dealing with economic and tourism development and for areas like Cork Harbour).	This has been done through proposed Change No. 2.3, 2.4, 2.5, 2.7 2.8. 2.9, 4.14 6.5, 6.7, 6.8, 8.1, 8.2, 8.3, 8.4, 8.5, 9.4, 9.6, 9.7,9.8, 9.9, 9.11,and 10.12
4	Objective HE1-1 re implementation of the Biodiversity Action Plan should be amended to omit reference to the availability of funding and other resources.	This is achieved by Proposed Change No. 12.1



Recommendations from Environmental Report re changes to the Draft Plan		Outcome
5	Need a boarder objective in Heritage chapter reflecting the value placed on biodiversity and the natural environment as resources for the county.	No changes to Chapter 12 heritage on foot of this Recommendation. However other changes including 6.7, 6.8, 8.1, 8.2, 8.3, 8.4, 9.3, 9.4, 9.6, 9.7, 9.8 9.9 and 9.11 make important changes to protect the environment and heritage.
6	Need a reference in Chapter 14 advising of the need to consult with the specific objectives of other chapters of the plan dealing with heritage, green infrastructure so that plan chapters are better linked.	No changes proposed to Chapter 14. Changes outlined above in relation to Recommendation 5 do help in this regard. Proposed Change No. 5.4 links development of open space to other objectives of the plan in relation to Biodiversity and Green Infrastructure.
7	Chapter 11 needs to be amended to have regard to the outcome of the research recommended at recommendation 1 above and to acknowledge the complexity of the issues influencing water services provision, compliance issues and cumulative impacts.	See response to Recommendation 1 above and Proposed Change No. 2.3, 2.4, 11.6, 11.7, 11.8, 11.9, 15.5, 15.7
8	As there are high risks associated with the delivery of all the necessary water services infrastructure, plan should deal with how this will be managed, in the event that key elements are not delivered as envisaged by this plan.	Changes 2.4 and 11.6 indicate that the Council will be working closely with the relevant stakeholders to address infrastructural issues. Proposed changes 15.1 and 15.3 deal with implementation, changes 15.6 and 15.7 deal with priorities and change 15.9 deals with Monitoring.
9	Plan should recognise the need for an environmental assessment of the carrying capacity of Cork harbour/ need for separate plan for the harbour area.	Proposed change 4.14 indicated that the Council will support the development of an ICZM approach in Cork Harbour
10	Development will inevitability result in the loss of small areas of habitat,	The Draft CDP adequately



Recommendations from Environmental Report re changes to the Draft Plan		Outcome
	for example hedgerow remove to accommodate rural housing. Plan should include a specific objective requiring habitats lost in the development process to be replaced on site e.g. replacement hedgerows to compensate for those removed.	deals with this issue in Chapter 13: Heritage - see Objective HE 2-3.
Core Strategy / Priorities		
11	Priorities of the plan need to be clarified as regards the priority locations for growth and the necessary infrastructural investment required to deliver that, relative to the water services infrastructural priorities dictated by environmental compliance issues. Priorities should seek to optimise development opportunities in the most sustainable locations, particularly those with good public transport services and make best uses of resources available. Public transport improvements should be a short term priority and be proactively pursued.	Priorities are addressed via proposed Change No. 2.3, 11.7, 15.5, 15.6 and 15.7.
12	Monitoring is needed to allow implementation of the strategy to be checked so corrective action can be taken as required. Chapter 15 needs to be strengthened to include a list of the key issues than need to be monitored in order to ensure the strategy of the plan is delivered and allow environmental issues to be monitored. Monitoring should track the amount of development taking place in each settlement / amount of rural one offs being granted so trends in meeting targets / constraints imposed by the lack of infrastructure can be monitored. Monitoring is essential and necessary in terms of our environmental obligations and references to it being done "as resources allow" should be omitted.	Proposed Change No. 15.9 deals with Monitoring and provides a list of possible key indicators and recognises the value of regular monitoring . No new objectives are proposed in this regard.
13	As there are high risks associated with the delivery of all the necessary water services infrastructure, plan should deal with how this will be managed, in the event that key elements are not delivered as envisaged by this plan.	See item 8 above.
14	The County Development Plan will guide the next review of LAPS and may also inform the review of the Regional Planning Guidelines. The Plan should therefore signal the need to re-evaluate the principle of balanced development across such an extensive settlement network. A more concentrated development approach may deliver greater social, economic and environmental benefits for the county and the gateway and should be considered. As the County Plan must be consistent with the Regional Planning Guidelines, change will first need to be promoted at the regional level.	Change 15.11 deals with local areas plans and makes reference to this issue.
15	In support of the strategy which seeks to direct 89% of the growth to the towns, the Plan should include an objective re the development of a proactive management approach for the towns and a marketing campaign promoting the advantages of living and working in the towns.	This is not directly addressed in the proposed changes other than in relation to prioritising infrastructural provision to enable growth to take place -. 15.5 and 15.7. The objectives and policies in Chapter7: Town Centre Retail of the Draft CDP



Recommendations from Environmental Report re changes to the Draft Plan		Outcome
		also promote towns.
Other Recommendations		
16	In order to conserve soil resources a new objective should be included requiring the sustainable re use (on or off site) of greenfield soils removed as part of the development process.	The objectives and policies in Chapter 13: Green Infrastructure and Environment of the Draft CDP specifically 'Section 13.9 Soil' and Objective 9-1 'Protection of Soils' deals with this issue adequately.
17	Objective TO 7-1 should include an additional policy objective requiring that any new walking/ cycling and greenway routes be selected and designed so as to minimise impacts on sensitive habitats and species.	Proposed Change No. 8.3
18	Objective TO 9-1 needs to be reconsidered. Part b should stress that tourism related developments will not normally be considered in environmentally sensitive locations unless it can be demonstrated that that there will be no adverse environmental impacts both in the short and the long term from the proposed development. This section also needs to state that development proposals will not be considered in Natura 2000 sites.	Proposed Change No. 8.4
19	Figure 9.2 and the relevant policies needs to be amended so that all Natura 2000 sites are within the area where - wind energy is 'normally discouraged'.	Proposed Change No. 9.4, 9.5, 9.7, 9.8
20	Objective ED 3-6 should be amended so as to include Natura 2000 as areas where large scale wind energy developments will normally' be discouraged'.	Proposed Change No. 9.4, 9.5
21	Assessment of the transport chapter highlighted potential conflicts between Objective Tm 2-2, Cycling Objectives and the provision of Countywide Cycle networks and EPO 3, Biodiversity. These networks, particularly the route planned for Cork Harbour, have the potential to result in significant impacts on EU Designated sites located in the Harbour. Consideration should be given to amending this objective to say that the selection of new routes will in the first instance seek to avoid EU designated sites. If such sites cannot be avoided, they will be designed so as to minimise impacts on sensitive habitats and species.	Proposed Change No. 6.8, 8.1, 8.3 and 10.3
22	Consideration should be given to including an additional section on Riparian Corridors. WS 5-2 does acknowledge the need for River Channel Protection but it limits this protection to developments on zoned land. This section should be amended to include a description of riparian corridors, with stronger policies put in place to ensure their protection from all development, not just development on zoned lands.	Proposed Change No. 11.10



3 Issues arising from consultation on the Draft Plan and Environmental Report

3.1 Submissions to the Draft Cork County Development Plan 2013

Three of the submissions received following publication of the Draft Plan and Environmental Report made reference to the Environmental Report – submissions from the South West Regional Authority (SWRA), Environmental Protection Agency and the Irish Wildlife Trust. These submissions were summarised and responded to in Chief Executive’s Report to Members under S12 (4) of the Act. Submissions from the SWRA and the Irish Wildlife Trust were dealt with in the Chief Executive’s Report and no further action was considered necessary in response to these submission.

Some of the issues raised in the submission from the EPA were resolved in the Chief Executive’s Report and for others, the Report recommended they be addressed by way of an Addendum to the SEA Environmental Report (ER). This addendum to the SEA Environmental Report has been prepared to document those issues. Each issue is dealt with separately and the inclusion to or supplementation of the SEA Environmental Report with included text is shown in **red font**, while deleted text / exclusions are indicated by a ~~strikethrough~~.

3.2 EPA Issue 1 – Chapter 2 Plan Context

It was recommended that consideration be given to amending **Chapter 2 of the Environmental Report** to include reference in the ‘other plans and programmes’ section, to the following:

- National Strategic Aquaculture Plan & National Seafood Operational Programme
- Offshore Renewable Energy Development Plan (DCENR, 2014) and,
- Lee and South West CFRAMs

The ‘legislative context’ section should include a reference to the

- Water Framework Directive,
- Drinking Water Regulations,
- Building Energy Regulations , and the
- Floods Directive.

2.3 The relationship of the draft CDP with other relevant plans and programmes.

2.3.1 The County Development Plan is part of a hierarchy of local, regional and national plans. While it should be consistent with higher-level plans such as those of a regional or national nature, it must guide or direct plans and programmes at a lower level hierarchically. The following national, regional and local plans have influenced the policies contained in the draft CDP.

National Policy

2.3.2 National Spatial Strategy: The National Spatial Strategy (NSS) is a twenty year planning framework for the entire country which is designed to achieve a better balance of social, economic and physical development and population growth between regions. The main focus of the NSS is to bring people, jobs and services closer together, in order to achieve a better quality of life for people, a strong, competitive economic position for the country and to ensure environmental protection.

2.3.3 Cork is identified as a gateway, a nationally significant centre whose location, scale and service base supports the achievement of the type of critical mass necessary to sustain strong levels of growth. Cork will build on its substantial and established economic base to lever investment into the South West region, with the support of its scale of population, its third level institutions and the substantial capacity for growth identified in the Cork Area Strategic Plan (CASP). Implementation of CASP is important to secure the objectives of the NSS. Mallow is identified as a ‘hub’ and will perform an important role within the national structure at regional and County level. Improvements in regional accessibility through roads, advanced communications



infrastructure and public transport links are key supporting factors. The NSS also seeks to develop the potential of other towns and villages. Large towns near Cork City need to be promoted as self-sustaining towns. Medium sized towns in coastal and peripheral areas have a critical role to play as service centres and in economic development. In the more rural parts of the County “a dynamic and nationally important tourism product has been developed which will require effective management and sustainable development of the natural and cultural heritage to sustain it for the future”.

2.3.4 National Development Plan 2007 – 2013: The National Development Plan (NDP) Transforming Ireland — A Better Quality of Life for All sets out our national investment priorities and has four basic objectives: to continue sustainable national economic and employment growth, to strengthen and improve Ireland’s international competitiveness, to foster balanced regional development and to promote social inclusion. In Cork, the NDP identifies the need to accelerate growth and development and identifies a number of investment priorities for Cork including motorways, integrated public transport systems, enhancement of tourism, leisure and recreational facilities, developing employment, research and development capacity etc.

2.3.5 Food Harvest 2020– A Vision for Irish Agri-Food and Fisheries: The agri-food and fisheries sector is Ireland’s most important indigenous industry and is recognised as having a key role to play in Ireland’s export-led economic recovery. With €7bn in exports the sector currently accounts for over half of manufacturing exports, by Irish owned firms. The geographical distribution of the sector ensures that any future wealth and employment generated will be of direct benefit to rural and coastal communities. The 2020 vision for the sector seeks to increase the value of primary output in the agriculture, fisheries and forestry sector by €1.5 billion by 2020 (an increase of 33% on 2007-2009 levels); increase value added in the agri-food, fisheries and wood products sector by €3 billion (+40%) and achieve an export target of €12 billion for the sector (+ 42%). Meeting these targets will have significant environmental challenges including reducing the carbon intensity of Irish agriculture and ensuring the sector plays its part in reducing our overall greenhouse gas (GHG) emissions. As a County with a strong agri-food and fisheries sector already, there is obvious scope of sustainable growth in this area which should bring many benefits to the County as a whole.

2.3.6 National Climate Change Strategy (2007 – 2012) / Climate Change Adaption Framework 2012: The National Climate Change Strategy 2007 – 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland’s greenhouse gas emissions.

The National Climate Change Adaptation Framework introduces an integrated policy framework, involving all stakeholders on all institutional levels to ensure adaptation measures are taken across different sectors and levels of government to manage and reduce Ireland’s vulnerability to the negative impacts of climate change. Under the Framework, the relevant Government Departments, Agencies and local authorities have been asked to commence the preparation of sectoral and local adaptation plans and to publish drafts of these plans by mid-2014

2.3.7 National Renewable Energy Action Plan: The National Renewable Energy Action Plan (NREAP) sets out the Government’s strategic approach and concrete measures to deliver on Ireland’s 16% target under European Renewable Energy Directive 2009/28/EC. The development of renewable energy is central to overall energy policy in Ireland. Nationally, the Government’s ambitions for renewable energy and the related national targets are fully commensurate with the European Union’s energy policy objectives and the targets addressed to Ireland under the Renewable Energy Directive. Ireland’s energy efficiency ambitions (20% of energy from renewable sources by 2020) as set out in the National Energy Efficiency Action Plan are duly reflected in the NREAP.

2.3.8 National Biodiversity Plan: Action for Biodiversity 2011 – 2016: Ireland’s second National Biodiversity Plan sets out a vision for the conservation and restoration of biodiversity and ecosystems in Ireland and includes the overarching target of “reducing biodiversity loss and degradation of ecosystems in Ireland by 2016, and achieving substantial recovery by 2020”. The Plan sets out a number of strategic objectives and actions which are aimed at mainstreaming biodiversity in the decision making process across all sectors, strengthening the knowledge base and increasing awareness of biodiversity in order to support the achievement of the target.

2.3.9 Our Sustainable Future -A framework for Sustainable Development in Ireland (2012): This framework



recognises that the green economy and sustainable development agendas are a key element of Ireland's economic recovery strategy and sets out the range of environmental, economic and social measures required to move these agendas forward. The framework sets out 70 measures that will ensure we improve our quality of life for current and future generations and sets out clear measures, responsibilities and timelines in an implementation plan. These include areas such as the sustainability of public finances and economic resilience, natural resources, agriculture, climate change, transport, sustainable communities and spatial planning, public health, education, innovation and research, skills and training, and global poverty. The framework recognises that some aspects of the pattern of development that emerged in Ireland over the last decade present major challenges from a sustainable development perspective and spatial planning is one of the mechanisms, along with wider public policy coordination and fiscal policy, to effect change at national, regional and local level and deliver more sustainable communities.

2.3.10 Smarter Travel. A new transport Policy for Ireland 2009-2020: Smarter Travel recognises that transport and travel trends in Ireland are unsustainable. Even with the investment in Transport 21, if we continue with present policies, congestion will get worse, transport emissions will continue to grow, economic competitiveness will suffer and quality of life will decline. Smarter travel is designed to show how we can reverse current unsustainable transport and travel patterns and reduce the health and environmental impacts of current trends and improve our quality of life. Actions are aimed at influencing overall travel demand and reducing emissions in both urban and rural areas. Key actions include the following:

- Actions to reduce distance travelled by private car and encourage smarter travel, including focusing population growth in areas of employment and to encourage people to live in close proximity to places of employment and the use of pricing mechanisms or fiscal measures to encourage behavioural change,
- Actions aimed at ensuring that alternatives to the car are more widely available, through improved public transport service and investment in cycling and walking,
- Actions aimed at improving the fuel efficiency of motorised transport, and
- Actions aimed at strengthening institutional arrangements to deliver the targets.

2.3.12 National Action Plan for Social Inclusion 2007 – 2016: This National Action Plan for Social inclusion, complemented by the social inclusion elements of the National Development Plan 2007-2013: Transforming Ireland– A Better Quality of Life for All sets out how the social inclusion strategy will be achieved over the period 2007-2016. The overall goal of this Plan is to reduce the number of those experiencing consistent poverty to between 2% and 0% by 2012, with the aim of eliminating consistent poverty by 2016.

2.3.13 National Heritage Plan 2002: The National Heritage Plan sets out a clear and coherent strategy and framework for the protection and enhancement of Ireland's national heritage. The core objective of the Plan is to protect the national heritage as well as promoting it as a resource to be enjoyed by all.

2.3.14 National Strategic Plan for the Fisheries Sector, National Seafood Operational Programme The aim for the Irish seafood industry which emerged from Ireland's Seafood Strategy Review, on which the National Strategic Plan and the Seafood Operational Programme is centred, is to deliver a sustainable, profitable, competitive and market-focused seafood industry that will make the maximum long-term economic and social contribution to coastal communities and Ireland as a whole. This plan sees the emergence of a restructured, environmentally sustainable, commercially focused, self-reliant industry with market forces driving success and founded on a well-managed fisheries resource and a healthy and diverse marine environment.

2.3.15 Offshore Renewable Energy Development Plan (DCENR, 2014) The OREDP seeks to form a link between three critical policy areas for Ireland, namely, renewable energy, the marine environment, and the growth potential of the green economy. In this way, it is intended that the OREDP will provide a mechanism to inform and coordinate policy and implementation across the energy, environment and economic areas, thus supporting the sustainable exploitation of Ireland's offshore wind and ocean energy resources out to 2030.

Regional Policy

2.3.16 South Western Regional Planning Guidelines: Prepared by the South West Regional Authority to provide a broad canvas to steer the sustainable growth and prosperity of the region in line with the key principles of national strategy. Planning Authorities are required to have regard to the guidelines in the



discharge of their functions.

2.3.17 South West River Basin District Management Plan has been prepared on foot of the EU Water Framework Directive to create an integrated approach to managing water quality on a river basin basis. It requires that management plans be prepared on a river basin basis in six year cycles and specifies a structured approach to developing those plans with the first plans to cover the period 2009 to 2015. The South West River Basin Management Plan is the mechanism for protecting and improving the County's water resources and ensures that development permitted meets the requirements of the relevant River Basin Management Plan and does not contravene the objectives of the EU Water Framework Directive.

2.3.18 Waste Management Plan: A joint waste management strategy was prepared for the Cork City and county in 1995 by the both Local Authorities. Since then separate waste management plans have been prepared for each jurisdiction and the most recent plan for the County covers the period 2004-2009. Waste minimisation is a key element of the most recent Plan (2004) and includes a number of measures including waste prevention, reduction at source, reuse, recycling and recovery and is achieved through the use of bring sites, civic amenity sites, waste transfer stations, authorised transfer facilities and material recovery. All of these have a role to play in achieving national recycling targets.

Local Policy

2.3.19 County Biodiversity Action Plan 2009-2014: This plan addressed how the wildlife resources of the County, including native plants, animals and the ecosystems that they combine to produce, will be managed and protected. Its implementation will contribute to achieving national and international targets for the conservation of biodiversity in the context of constantly accelerating rates of species extinction and habitat loss and deterioration globally.

2.3.20 Cork County Heritage Plan 2005-2010: The development of the County Heritage Plan had its origins in the National Heritage Plan published in 2002. The aim of the plan is to 'ensure the protection of our heritage and to promote its enjoyment by all'. This is underpinned by the core principle that heritage is communal and we all share a responsibility to protect it.

2.3.21 Cork City Development Plan 2009-2015. The city plan is of relevance because the city is the main economic and retail focus for the county as a whole and the focus of public transport services within the metropolitan area. The formal review of the plan commenced in April 2013 with the publication of an issues paper. The issues paper includes a population target for the city of 150,000 by 2022 and re-emphasises the potential for the development of brownfield land in the City Centre, Docklands, Mahon and Blackpool to cater for the sustainable growth of the city.

2.3.22 Lee Catchment Flood Risk Assessment and Management Study. The Plan covers the Lee Catchment, an area of 2,000 km² in south west Ireland. The catchment includes: Cork Harbour; all rivers draining into Cork Harbour and their tributaries and estuaries; and urban areas known to be at risk from flooding and/or subject to significant development pressure, as shown on Figure 2. The draft Plan identifies the risk of flooding from the rivers and tidal waters within the Lee Catchment, both now and in the future, and recommends measures to reduce the risks to people, property and the environment. The overall objective of the draft Plan is to implement, at a local level, the following national Government policy objective relating to flood risk management: *Seek to minimise the level of exposure to flood damages through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and river basin based manner.*

Legislative Context

2.3.23 The Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) and its transposed Irish legislation, including amendments form the legislative framework for the SEA process, including its documentation in the form of an Environmental Report. The Planning and Development Act, 2000 (as amended) also forms an integral part of SEA and additional guidance from a European context and national context has been listed within this Section (2.3). Additional key pieces of legislation pertaining to



environmental considerations include the following list which is regarded as not exhaustive:

- EU Birds Directive (79/409/EEC)
- EU Habitats Directive (92/43/EEC)
- The Wildlife Act, 1976 (as amended)
- The Flora (Protection) Order 1999
- UN Convention of Biological Diversity 1992 (ratified 1996)
- Convention on Wetlands of International Importance (Ramsar Convention 1971)
- European Communities (Birds and Natural Habitats) Regulations, 2011
- Urban Waste Water Treatment Regulations, 2001 and 2004 and Amendments (2010)
- Water Services Act, 2007
- Water Services (Amendment) Act, 2013
- European Communities Environmental Objectives (Surface Waters) Regulations, 2009
- European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations, 2009
- European Communities Environmental Objectives (Groundwater) Regulations, 2010
- EU Nitrates Directive (91/676/EEC)
- European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2010
- EU Bathing Water Directive (2006/7/EC)
- Bathing Water Quality Regulations, 2008
- Bathing Water Quality (Amendment) Regulations, 2011
- Shellfish Waters Directive (2006/113/EC)
- European Communities (Quality of Shellfish Waters) Regulations, 2006
- European Communities (Quality of Shellfish Waters) (Amendment) Regulations, 2009
- Waste Water Discharge (Authorisation) Regulations, 2007
- European Communities (Environmental Liability) Regulations, 2008
- Air Quality Standards Regulations, 2011
- Environmental Noise Regulations, 2006
- The European Landscape Convention, 2000
- **Water Framework Directive,**
- **Drinking Water Regulations,**
- **Building Energy Regulations , and the**
- **Floods Directive.**



3.3 EPA Issue 2 – Chapter 3 Baseline Assessment

It was recommended that Chapter 3 of the Environmental report be amended to address the following issues;

- Key climate change issues for the county– flooding sustainable transport etc. and existing adaption measures ,
- Amend section on noise to include reference to most up to date policy,
- Include section describing the inter linkages between environmental topics.

3.7 Air and Climatic Factors

Introduction

3.7.1 Air pollution can damage health and reduce life expectancy and can also damage the environment by contributing to acidification, eutrophication and crop damage. Emissions of pollutants from vehicles, power stations, industry, domestic fuel burning and agriculture can have international, national, local or global effects. Emissions of carbon dioxide and other greenhouse gases are enhancing the greenhouse effect and causing global warming. The most significant and sustained contributor to greenhouse gas emissions is the transport sector. In recent decades legislation introduced by the EU has led to a significant improvement in air and Member States are now required to monitor, assess and manage air quality. Air Quality in Ireland is of a high standard across the country and is among the best in Europe, due to the prevailing clean Atlantic air and a lack of large cities and heavy industry.

Climate Change

There is now a scientific consensus that global warming is happening, that it is directly related to man-made greenhouse gas emissions, and that we have little time remaining to stabilise and reduce these emissions if we are to avoid devastating impacts on our planet. Ireland, as a member of the European Union, is committed to a concerted response to this challenge. As our contribution to the EU's commitment under the Kyoto Protocol, we must limit the growth in our emissions to 13% above the 1990 levels in the 2008- 2012 period. The EU has adopted a much more challenging reduction target for 2020. While Ireland's precise contribution within this new framework has yet to be agreed, it is likely to require a reduction to below our 1990 emission levels.

This National Climate Change Strategy 2007-2012 follows on from the first national strategy, published in 2000 and reviewed in 2002, and takes account of the public consultation process which followed the further review in *Ireland's Pathway to Kyoto Compliance* (2006). The purpose of this Strategy is twofold: n to show clearly the measures by which Ireland will meet its 2008-2012 commitment; and to show how these measures position us for the post-2012 period, and to identify the areas in which further measures are being researched and developed to enable us meet our eventual 2020 commitment.

In Cork, as at the national level, agriculture is the main contributor to greenhouse gas emissions and agricultures is a key economic sector with the county with potential to expand in line with Food Harvest 2020. Reducing emissions in this sector will require improved efficiencies and some behavioural change in terms of land management practices. In transport terms Cork is a large county with an extensive settlement network and there is a high reliance on private car transport. Reducing emissions in this sector will need to focus on improved technology/ fuel efficient vehicles, low carbon fuels and facilitating more efficient transport modes for people and freight. A more concentrated spatial structure would also help reduce the demand for transport and create more opportunities for walking and cycling. CDP Strategy seeks to direct most population growth to the main towns and facilitate more opportunities for walk and cycling. The CDP identifies a need for 58,000 new houses in the county by 2022. The carbon footprint to these can be reduced into the future by utilising the best available technology in terms of energy efficient construction methods and heating systems.

In terms of climate change adaptation, Cork County Council implements an approach to flood risk assessment and management consistent with the National Guidelines on Flood Risk Management published in 2011. In addition Council policy requires all new development to incorporate SUDs systems which will help improve



management of surface water and minimise flood events associated with extreme weather.

The Council, in conjunction with the OPW are advancing a number of flood relief schemes in the county to improve conditions in towns with significant historic flooding problems – Mallow Fermoy, Bandon, Skibbereen and Clonakilty. Flood Studies are also under way in other areas.

Noise

3.7.4 Legislation controlling the impacts of environmental noise is set down in the Environmental Noise Directive (2002/49/EC). This Directive provides for a common approach intended to avoid, prevent or reduce the harmful effects of environmental noise. The Noise Regulations 2006 transposed the Directive into Irish law and require that strategic noise maps be produced for large urban areas, major transport corridors and airports above certain thresholds. ~~Cork County and City Councils have prepared a joint noise action plan (currently on draft consultation) which deals with the mitigation of noise within the Cork conurbation as well as along all national and some regional roads within the county.~~ **Cork County Council and Cork City Council have prepared a Noise Action Plan in accordance with EU directive 2002/49/EC (Environmental Noise Regulations) for the area surrounding Cork City. The purpose of the Noise Action Plan is to act as a means of managing environmental noise, and to meet the aims of the directive of preventing, and reducing where necessary, environmental noise through the adoption of the Action Plan. In addition Cork County Council has prepared a Noise Action Plan for Major Roads within its administrative area. Both action plans cover a period from 2013 to 2018.**

3.7.5 Exposure to excessive noise levels can have a significant impact upon environmental quality, public health and amenity. Common sources of noise within the County include road vehicles, aircraft, railways, industry, construction, commercial premises and entertainment venues, sports and recreation venues and wind farms.

3.7.6 The planning system has an important role to play in the prevention and limitation of adverse noise effects. By guiding development to the right locations and where necessary, specifying design and layout solutions, planning authorities can limit the overall number of people exposed to potential noise effects. Development Plans and Local Area Plans can also ensure that conflicts do not occur between noise-generating and noise sensitive uses such as housing, hospitals, schools, places of worship etc.

3.11 Interrelationships between Environmental Issues

By its nature, the environment is a weave of interrelated elements, the impact on one directly or indirectly impacting on one or more elements. Surface water is a noted ecological pathway and receptor of pollution and has potential to impact on material assets such as drinking water and infrastructure, in addition to human health. In addition, inappropriate developments may significantly impact on air quality, thereby impacting on human health while soils and geology are closely bound to landscape.



3.4 EPA Issue 3 – Chapter 4 Environmental Protection Objectives

It was recommended that consideration should be given to reviewing the EPO’s, targets and indicators to ensure that they are linked where relevant. In addition, the submission recommended that consideration be given to rewording Target 2 of EPO1. The following change is proposed.

Table 3-1: EPO Population and Human Health		
Environmental Protection Objective	Targets	Indicators
<p>Population</p> <p>EPO 1: To ensure the sustainable development of Cork County so the people of Cork have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.</p>	<ul style="list-style-type: none"> • Increase population growth in the main settlements of the county and particularly within Metropolitan Cork. • Reduce the number of new residential properties in the areas where it is difficult to provide services. • <i>development to be directed away from areas where provision of services may not be feasible during the lifetime of the Plan'</i> • Ensure new development is located where it can access a choice of transport modes to connect to the main centres of employment. • Decrease journey time and distance travelled to work during the lifetime of the plan. • All large scale housing developments to be accompanied by a Design Statement. 	<ul style="list-style-type: none"> • Significant increase in the population of the main towns. • Distance and mode of transport to work/ school. • No. of new houses in rural areas. • No of new houses/ employment development built within 1km of the Cork Suburban rail line or within 400m of a bus route. • Increased high frequency bus service provision as measured by the amount (route kilometres) of bus services with a 15 minute frequency.



3.5 EPA Issue 4 – Chapter 5 Alternatives

It was recommended that the Environmental Report be amended to clarify;

- a) the meaning of Negative in Section 5.7
- b) how the baseline information described in Chapter 3 has informed the selection and assessment of alternatives and

With respect to item (a) the term negative, as used in the assessment of the likely impact on the Draft Plan means ‘negative and unlikely to be mitigated’.

In relation to Item (b) it is proposed to insert new text to as follows in Section 5.3 :

5.3 Description of Alternative Plan Scenarios Scenario Context

5.3.1 Cork is a large county and, owing to its scale and diversity, has always been administered on the basis of sub areas or divisions dealing with North, West and South Cork. For the purposes of forward planning these have evolved into four Strategic Planning Areas (SPAs) as follows -

- Metropolitan Cork which encompasses the suburbs of the city within the county’s functional area and the surrounding towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Midleton and Passage West.
- Greater Cork Ring: this is the area outside the Metropolitan area which was covered by the Cork Area Strategic Plan (approximately that area within a 40 minute commute time of the city) and includes the hub town of Mallow and the Ring Towns of Bandon, Fermoy, Kinsale, Macroom and Youghal.
- North Cork encompasses the northern section of the county and includes the towns of Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown and Newmarket.
- West Cork encompasses the western section of the county including the towns of Bantry, Castletownbere, Clonakilty, Dunmanway, Schull and Skibbereen.

5.3.2 Cork County has an extensive urban structure comprising towns and villages. The Electoral Area Local Plans adopted in 2011 provide for the development of 28 main towns (26 towns and the north and south environs of the city) and 275 villages and smaller settlements and a number of specialist locations with specific industrial/ tourism functions e.g Marino Point, Ringaskiddy, Whitegate, Fota, Spike Island, Trabolgan, Haulbowline, Redbarn and Dromolour etc. . Table 5-3 shows the network of settlements provided for within the current Local Area Plans adopted in 2011.

Table 5 3: Settlements as designated by the Electoral Area Local Area Plans 2011

	Metro	Ring	North	West
Towns	Blarney; Glanmire; Monard; Carrigtwohill; Midleton; Cobh; Passage West, Carrigaline; Ballincollig; Ringaskiddy *	Bandon; Fermoy Kinsale Macroom Mallow; Youghal;	Mitchelstown; Kanturk; Millstreet; Newmarket; Charleville; Buttevant	Clona kilty; Dunmanway; Skibbereen; Bantry; Schull; Castletownbere;



	Cork City Environs(N) Cork City Environs (S)			
Key Villages	Tower; Glounthane; Crosshaven & Bays; Kilumney/Ovens Cloyne; Whitegate* / Aghada;	Innishannon; Riverstick; Ballinspittle; Belgooly; Carignavar; Glenville; Grenagh; Coachford; Castlemartyr; Killeagh; Castlelyons/ Bridebridge, Kilworth; Rathcormac; Doneraile	Ballyhooly; Conna; Glanworth; Kildorrery; Ballydesmond; Banteer; Boherbue; Dromina; Knocknagree; Milford; Newtownshandrum; Watergrasshill; Castletownroche;	Ballingeary; Ballymakeery/ Ballyvourney; Ballydehob; Durrus; Glengarriff; Ballineen/ Enniskeane; Baltimore; Courtmacsherry; Drimoleague; Leap; Roscarbery; Timoleague; Union Hall; Ballydehob;
Villages	Dripsey (Model Village); Kerry Pike; Upper Dripsey; Killeens; Whitechurch; Ballinhassig; Ballygarvan; Minane Bridge; Waterfall; Ballynora; Knockraha; Saleen	Ballinadee; Kilbrittain; Old Chapel; Stuake/ Donoughmore; Halfway; Upper Glanmire; Crossbarry; Rylane/ Seiscne; Aherla; Crookstown; Kilmurry; Aghabullogue; Clondrohid; Newcestown; Cloghduv; Ballycotton; Ballymacoda; Churchtown South; Dungourney; Ladysbridge; Mogeely; Shanagarry/ Garryvoe; Ballyclogh; Dromahane; Bweeng; Burnfort; Glantane; Lombardstown; Newtwopothouse	Ballindangan; Glenahulla; Ballydaly; Ballyhea; Castlemagnar; Cullen; Derrinagree; Freemount; Kilbrin; Kilcorney; Kiskeam; Lismire; Meelin; Rathcoole; Rockchapel; Tullylease; Churchtown; Killavullen; Liscarroll; Cecilstown; Shanballymore; Lyre;	Inchageelagh; Kilnamartyra; Goleen; Crookhaven; Kilcrohane; Ballylickey; Ahaskista; Eyerics; Allihies; Ardgroom; Kealkill; Kilcrohane; Ardfield; Ballynacarriga; Ballinascarthy; Ballingurteen; Butlerstown; Cappeen; Castletown- kenneigh; Castletownsend; Clogagh; Drinagh; Glandore; Kilmichael; Lissavard; Rathbarry (Castlefreke); Reenascreena; Ring; Rossmore; Shannonvale; Teerelton
Villages Nuclei	Berrings; Caherlag; Cloghroe; Courtbrack; Matehy;	Ballyfeard; Ballyheada; Crossmahon; Dunderrow; Gaggan; Nohoval;	Araglin; Ballygiblin; Curraghalla; Knockanevin; Rockmills;	Aghyohil; Coolea; Toon Bridge; Reananerree; Kilbarry; Urhan;



	<p>Fivemilebridge; Ballymore/ Walterstown; Leamlara; Lisgoold; Lower Dripsey</p>	<p>Tinkers Cross; Garrettstown/ Garrylucus; Firmount; Fornaght; New Tipperary; Rathduff; Ballinagree; Carrigadrohid/ Killinardrish; Carriganimmy; Knockavilla/Old Chapel Cross; Bealnamorive; Tooms; Murragh; Canovee; Farnanes; Lissarda; Farnivane; Ballinacurra/Brinny; Upton; Rusheen; Ballinacurrig; Ballinrostig; Ballintotis; Clonmult; Gortaroo; Mount Uniacke; Inch; Ballymackibbott Kildinan; Gortroe; Mourneabbey; Laharn Cross Roads; Old Two-pothouse;</p>	<p>Aubane; Ballyhass; Curraraigue; Cloghboola; Dromagh; Foilogohig; Knockaclarig; Taur; Lisgriffin; Nad</p>	<p>Toormore; Kilcoe; Church Cross; Coomhola; Dromore; Pearson's Bridge; Lowertown; Adrigole; Rossmackowen/ Waterfall; Lislebane; Lyre; Drombeg; Johnstown; Togher; Connonagh; Caheragh; Rathmore;</p>
Other locations	<p>Belvelly; Carrigaloe; Carriganass; Fota Island*; Garryvoe Upper; Haulbowline*; Marino Point*; Spike Island*; Clogheen; Killard; Inniscarra; Rathcooney; Templemichael; Waterloo; Whites Cross; Gyleen, Roches Point; Trabolgan*; Curraghbinny; Curraheen; Farmers Cross; Inniscarra; Tracton;</p>	<p>Bottlehill*; Rathcooney; Barnabrow/ Ballymaloe; Knockadoon; Redbarn; Ballymartle; Barrels Cross; Browns Mills; Gogganshill; Jagoes Mills; Kilcolman; Killeady; Kilmaccsimon Quay; Oysterhaven; Robert's Cove; Sandy Cove; Bealnablath; Farran/ Lower Farran; Gougane Barra; Gurrans; Srelane Cross</p>	<p>Sallys Cross; Dromalour*</p>	<p>Ballinglanna; Darkwood; Darrara Rural Model Village; Inchadoney; Lisbealad; Ownahinchy; Poundlick; Tragumna; Ardnageehy Beg; Barleycove</p>
* locations with a specialist function.				



5.3.3. Successive County Development Plan strategies have sought to encourage balanced growth across the county to sustain the economies and service levels of the main towns and villages and the key aims of the Draft Plan support the continuation of this approach, seeking sustainable patterns of growth in urban and rural areas.

5.3.4 The Regional Planning Guidelines support this balanced approach to development in order to maintain vibrant rural communities with an equal level of urban and rural growth. The population targets set out in Regional Planning Guidelines distribute the population growth target for the SW Region to the Cork Gateway (including Metropolitan Cork), the Greater Cork Area, equivalent to the CASP Ring, the Northern Area which includes North Cork and parts of North and East Kerry, and the Western Area which includes West Cork and South and West Kerry. Targets for the North and West Areas have been allocated between Cork and Kerry in their respective County Development Plan strategies.

5.3.5 The scenarios considered in preparing this Draft Plan have therefore been prepared in this context. The overall level of growth allocated to each Strategic Planning Area is the same for each scenario, in line with targets of the Regional Planning Guidelines and North and West allocations agreed between the Regional Authority, Cork and Kerry County Councils. The scenarios look at options for development *within* each SPA. Scenarios which would be inconsistent with this approach, by focusing more growth on the metropolitan area for example, have not been considered.

5.3.6. Key issues emerging from the baseline information include the ongoing pressures on water quality, the extent of the water services infrastructural deficit which exists in settlements across the county and the significant level of investment required to enable the growth envisaged in the Draft Plan to be realised, while protecting water quality and meeting our obligations under the Water Framework Directive, the Habitats Directive and environmental legislation generally. Other issues include the extensive nature of the settlement network and peoples reliance on private car transport for daily journeys with ongoing potential negative impacts on air quality arising from emissions from road traffic. On the positive side the county has a wealth of natural, built and cultural heritage features and assets that contribute to the quality of life enjoyed by everyone living in and visiting the county and these need to be protected. The scope of the alternatives considered is limited by the factors already outlined above. Having regard to baseline issues identified, the alternative scenarios considered generally seek to accommodate the largest share of development within the Metropolitan area and a smaller number of urban centres. Promoting higher population density in urban centres will help attract and underpin investment and economic growth in those centres, provide economies of scale for investment of infrastructure and generally reduce commuting and underpin investment in public transport services.



3.6 EPA Issue 5 – Chapter 6 Evaluation of Draft Plan

It was recommended that clarification be provided outlining how the full range of environmental effects of the Plan have been assessed and documented. In particular, a further evaluation of the potential for cumulative effects in combination with other relevant Plans/ Programmes and Projects should be undertaken.

6.16 Overview of Impacts of Draft Plan

6.16.1 A summary of the impacts of each chapter of the plan is provided in Table 6.15. The SEA process has highlighted that there is an inherent tension in some areas between competing national objectives as established by higher level plans and the need to meet broader objectives on environmental quality, and achieving the right balance can be very difficult. This tension is particularly evident in terms of developing the Cork Gateway and the Mallow Hub, where significant development is needed to accommodate the growth targets but this needs to be balanced against significant environmental sensitivities.

6.16.2 ~~It can be seen that~~ overall the plan is very positive for population, human health and material assets. Many of the chapters have a potentially negative impact on biodiversity and further mitigation is needed. The research outstanding in relation to the most sensitive catchment areas of the Blackwater, Cork Harbour and Clonakilty means that the likely impact of some aspects of the plan on biodiversity and water quality is still uncertain. Chapter 6 Economy and Chapter 8 tourism have significant impacts also, as a result of their policies advocating development of the resources of the county. Many chapters are considered to have a neutral impact on some of the EPO's.

6.16.3 The potential for cumulative impacts, i.e. the addition of many small impacts to create one larger, more significant impact, has also been considered given the intrinsic interactions that occur between key environmental components such as water, soil, air, biodiversity, landscape etc. and the potential for cumulative impacts arising from different plans, programmes and projects which are implemented simultaneously with the County Development Plan.

6.16.4 The potential for significant interactions between environmental components has been highlighted in Chapter 3 Baseline Assessment and has been considered in the assessment of each Chapter of the Plan. The main potential for cumulative effects is considered to be in relation to impacts on water quality and biodiversity given the spread of development across the county, the deficits in relation to water services infrastructure and the sensitive nature of some of the water catchment areas. Mitigation has been built in to the objectives to ensure that appropriate infrastructure is provided to serve development. Cumulative impacts on air quality from a continued reliance on private car transport are also likely and are not easily mitigated. Other impacts on soil and landscape can more easily be mitigated by good practice and good design.

6.16.5 Cumulative impacts arising from the implementation of other relevant plans and programmes (as detailed in Chapter 2 Plan Context (Section 2.3)) have also been considered but at a more macro level given the lack of specific information available in relation to the likely types of developments provided for by other plans and programmes.



3.7 EPA Issue 6 – Chapter 7 Monitoring

It was recommended that a list of the measures envisaged concerning monitoring should also be included in the Environmental Report. The following change is proposed.

7.1 Monitoring

7.1.1 The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the County Development Plan is achieving its environmental protection objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.

7.1.2 Chapter 4 identifies the Strategic Environmental Protection Objectives used in the assessment of the Draft Plan. The chapter also identifies a number of indicators that will be used to assess the environmental Impact of implementing the plan. **The table below shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan, if unmitigated.** ~~In addition to the indicators set out in this Chapter, the evaluation of the plan also sets out additional indicators that can be used to monitor the impacts of the plan. A completed list of indicators that will be used to monitor the predicted environmental impacts of implementing the plan will be set out in the Environmental Statement that will be prepared in the final stages of the SEA process.~~

Environmental Protection Objective	Targets	Indicators
EPO 1: To ensure the sustainable development of Cork County so the people of Cork have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.	<ul style="list-style-type: none"> • Increase population growth in the main settlements of the county and particularly within Metropolitan Cork. • development to be directed away from areas where provision of services may not be feasible during the lifetime of the Plan' • Ensure new development is located where it can access a choice of transport modes to connect to the main centres of employment. • Decrease journey time and distance travelled to work during the lifetime of the plan. • All large scale housing developments to be accompanied by a Design Statement. 	<ul style="list-style-type: none"> • Significant increase in the population of the main towns. • Distance and mode of transport to work/ school. • No. of new houses in rural areas. • No of new houses/ employment development built within 1km of the Cork Suburban rail line or within 400m of a bus route. • Increased high frequency bus service provision as measured by the amount (route kilometres) of bus services with a 15 minute frequency.
EPO 2: To protect and enhance human health and manage hazards or nuisances arising from traffic & incompatible land uses.	<ul style="list-style-type: none"> • Avoid incompatible development nears SEVESO sites or IPPC licensed sites • Ensure new development is well served with community facilities and facilitates including walking and cycling 	<ul style="list-style-type: none"> • No of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities. • No of new primary health care/schools/crèches/ community facilities provided.



<p>EPO 3: Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management, including the ecological corridors between them.</p>	<p>routes.</p> <ul style="list-style-type: none"> • Maintain the favourable conservation status of all habitats and species, especially those protected under national and international legislation. • Implement the actions of the Cork County Biodiversity Action Plan. • Establishment of a Green Infrastructure Strategy for the County • Protect habitats from invasive species 	<ul style="list-style-type: none"> • Amount of (Km) new cycleways provided. • Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where the HDA process identified potential for impacts. • Reduction in the quantum of greenfield land in the county as measured by the increase in the amount of brownfield land associated with each settlement and the no. of one off houses being built in the countryside. • Number of actions achieved in Biodiversity Action Plan • Progress on Green Infrastructure strategy
<p>EPO 4: Protect the function and quality of the soil resource in County Cork</p>	<ul style="list-style-type: none"> • Reduce the use of greenfield land by encouraging the reuse of brownfield sites. • Encourage sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. 	<ul style="list-style-type: none"> • No of brownfield sites that have been redeveloped. • Volume of construction and demolition waste recycled. • Reduction in number of vacant and derelict buildings.
<p>EPO 5: Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.</p>	<ul style="list-style-type: none"> • To achieve 'good' status in all bodies of surface waters (lakes rivers, transitional and coastal waters). • Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater). • Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. • Encourage future population growth in areas served by urban waste water treatment plants and public water supplies. 	<ul style="list-style-type: none"> • Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009) • Trends in Classification of Bathing Waters as set by Directive 2006/7/EC. • Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC. • No of households served by urban waste water treatment plants/ septic tanks/ individual WWTP or other systems. • No of households served by public water supplies. • % of water unaccounted for.



<p>EPO 6: Protect and improve air quality.</p>	<ul style="list-style-type: none"> • Ensure air quality monitoring results are maintained within appropriate emission limits. • Increase modal shift in favour of public transport, walking and cycling. 	<ul style="list-style-type: none"> • Trends in Air Quality monitoring data. • Percentage of population travelling to work by public transport, walking or cycling.
<p>EPO 7: Contribute to mitigation of, and adaptation to, climate change.</p>	<ul style="list-style-type: none"> • Encourage production and use of renewable energy. • Encourage energy efficiency in building design and construction. • Provide flood protection measures where appropriate. • Avoid inappropriate development in areas of flood risk. 	<ul style="list-style-type: none"> • No of wind turbines permitted. • No of developments permitted within areas at risk of flooding.
<p>EPO 8: Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.</p>	<ul style="list-style-type: none"> • No loss of or adverse impact on the fabric or setting of monuments on the Record of Monuments (RMP). • No loss of or adverse impact on the architectural heritage value or setting of protected structures. • No loss of or adverse impact on structures recorded on the National Inventory of Architectural Heritage. • Implement the Cork County Heritage Plan • No large scale development permitted in areas of high landscape value. 	<ul style="list-style-type: none"> • Loss of or adverse impact on monuments on the Record of Monuments (RMP). • Loss of or adverse impact on protected structures included on the RPS or structures included on the NIAH.
<p>EPO 9: Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.</p>		<ul style="list-style-type: none"> • Number of large scale developments permitted in areas of high landscape value.



EPO 10 Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.

- Develop the road, rail and public transport infrastructure of the county to facilitate sustainable growth and travel patterns.
- Ensure appropriate water services infrastructure is delivered in areas targeted for population growth.
- Protect and optimise the use of the existing building stock.
- Facilitate the sustainable expansion of production facilities to enable economic growth and create new employment opportunities.
- Protect and enhance green infrastructure.
- Protect existing recreational facilities and green infrastructure.
- New critical infrastructural projects completed (projects identified by the CDP).

7.1.3 It is envisaged that the Statutory Managers Report on the implementation of the plan, which takes place 2 years after the adoption of the plan, will include information in relation to the progress on and the results of monitoring the significant environmental impacts of implementing the plan. If any policy is found to be having a significant adverse impact, consideration should be given to varying the plan to address the conflict.

7.1.4 The Monitoring Programme may be updated to deal with specific environmental issues - including unforeseen effects - as they arise. Such issues may be identified by the Council or identified to the Council by other agencies.



4 Review of Material Alterations to the Draft Plan

4.1 Introduction and Determination for Strategic Environmental Assessment

This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the proposed amendments to the Draft Plan. A total of 142 amendments to the Draft Plan were proposed, including amendments to text, policies and objectives and maps relating to the proposed Wind Energy Strategy.

In accordance with Section 12(7)(aa) of the Planning and Development Acts, 2000 to 2013, it was determined, having regard to nature of the issues addressed in the amendments that a Strategic Environmental Assessment of the proposed amendments was necessary.

The objective of Strategic Environmental Assessment is to provide a high level of protection to the environment and to contribute to the integration of environmental considerations in the preparation of plans and programmes with a view to promoting *sustainable* development.

The Strategic Environmental Assessment of the proposed amendments comprised a screening exercise where each proposed amendment to the Draft Plan was assessed against the Environmental Protection Objectives (see table below) and judged to have a potentially positive, negative, uncertain or neutral impact. The assessment of each proposed change is contained in Appendix A of this document and a summary of the outcome of the assessment is provided in the form of a matrix in Table 4.2 below.

It is important to note that the assessment is not the Chief Executive’s final assessment of the proposed changes to the plan which will be formulated in the light of the comments and submissions made by the public and the Statutory Bodies as part of the public consultation and will be finally articulated in the Chief Executives Reports to Members in October.

Table 4-1 Environmental Protection Objectives

EPO Reference number	Table 3.1 Environmental Objectives
EPO 1	To ensure the sustainable development of Cork County so the people of Cork have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.
EPO 2	To protect and enhance human health and manage hazards or nuisances arising from traffic and incompatible landuse.
EPO 3	Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management, including the ecological corridors between them.
EPO 4	Protect the function and quality of the soil resource in County Cork
EPO 5	Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.
EPO 6	Protect and improve air quality.



EPO Reference number	Table 3.1 Environmental Objectives
EPO 7	Contribute to mitigation of, and adaptation to, climate change
EPO 8	Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.
EPO 9	Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.
EPO 10	Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.

4.2 Strategic Environmental Assessment of Proposed Material Amendments.

Many of the proposed amendments include additional background information on an issue while not affecting the policies or objectives of the plan or relate to the provision of factual information or clarification. Where such changes were considered unlikely to result in any significant environmental impact, they have been judged to be 'neutral'. Other changes were considered most likely to have positive impacts. In both of these cases the proposed amendments were screened out on the basis of having no potential for significant negative impacts.

Four of the proposed amendments were considered to have potential for significant negative or uncertain impacts on some of the Environmental Protection Objectives:

- (1) Proposed change 6.4 relates to large scale industrial uses on unzoned land outside settlements. The nature of the proposed change does have some positive environmental effects. Allowing the relocation of inappropriate industrial uses may confer wider amenity and other benefits on a town as a whole. However there is uncertainty relating to how this proposed change could be interpreted. There may be some danger that the word 'establishment' is misinterpreted to mean the relocation of any new industry and its establishment in a new out of town location. This is not the intention of the proposed change. On balance, if other provisions of the plan which state that the first course of action is to seek an alternative site on appropriate 'zoned' land, if careful consideration is given to assessing the environmental impact of a particular proposal at the planning application stage and provided the text is interpreted as intended, this policy should have a largely positive impact on the environment
- (2) Proposed changes 12.25 and 12.26 relate to the deletion of structures from the Record of Protection Structures. The deletion of these structures would result in future changes or alterations to the building being undertaken in such a way as to compromise its existing special character. It is recommended that these changes be omitted
- (3) Proposed change 12.27 relates to the removal of a site from within the area designated as an Architectural Conservation Area in Mitchelstown. The adoption of this proposed change would result in future works in this section of Mitchelstown being undertaken in such a way that would compromise the existing special architectural character of the town. It is recommended that this proposed change be omitted.



Table 4-2 Summary Table of the outcome of the SEA of the Proposed Amendments

Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
Chapter 2 Core Strategy						
2.1	Include reference to the Dublin Airport Authority				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
2.2	Provide further support for the protection of the environment and the maintenance and improvement of biodiversity	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.3	Core strategy tables and supporting text providing more background detail and clarification	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.4	New text regarding population growth targets for sensitive water catchments and infrastructure priorities	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.5	Amendment to objective CS 4-1(d)	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.6	Provide support for the extension of the Lee fields to Ballincollig Regional Park	1, 2, 10			3, 4, 5, 6, 7, 8, 9,	Screened Out
2.7	Amendment to objective CS 4-2(a)	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.8	Amendment to objective CS4-4(a)	1, 2, 3, 5, 7, 10			4, 6, 8, 9	Screened Out
2.9	Provide additional text to recognise the role played by Castletownbere	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
2.10	Additional text to reference the important role of the national road network and Cork Airport				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
2.11	Provide additional information regarding the prioritisation of development in the Metropolitan Cork Gateway				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 3 Housing						
3.1	Clarification of Councils responsibilities regarding land supply	1, 10			2, 3, 4, 5, 6, 7, 8, 9	Screened Out
3.2	Clarification of objective HOU 3-1 (c)	1, 2, 3, 9, 10			4, 5, 6, 7, 8	Screened Out
3.3	Clarification regarding reserved land for social housing				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
3.4	Urban design and traffic calming				1,2, 3, 4, 5, 6,	Screened



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
					7, 8, 9, 10	Out
3.5	Design manual for urban roads				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
3.6	Text on social housing				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 4 Rural Coastal and islands						
4.1	Strengthen and sustain vibrant rural communities	1			2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.2	Structurally weaker rural area	1, 2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
4.3	Categories of rural generated housing need				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.4	Rural business				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.5	General planning considerations	1, 2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
4.6	Ribbon development				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.7	Replacement dwellings and refurbishment of a derelict dwelling	1, 2, 3, 4, 10			5, 6, 7, 8, 9	Screened Out
4.8	Key issues facing the Coastal Zone of Cork				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.9	Cork Harbour Study				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.10	Coastal Protection	1, 3, 4, 5, 7, 8, 9			2, 6, 10	Screened Out
4.11	Islands	1, 2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
4.12	Islands in Metropolitan Cork				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.13	Change to Objective RCI 5-7 "Strategic and Exceptional Development."				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
4.14	Integrated approaches to Coastal Zone Management				1, 2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 5 Social and Community						
5.1	Ireland's Age Friendly Cities and Counties Programme	1, 2, 10			3, 4, 5, 6, 7, 8, 9	Screened Out
5.2	Objective SC 6-1: Healthcare facilities	1, 2, 10			3, 4, 5, 6, 7, 8, 9	Screened Out
5.3	Linking of new open spaces with	1, 2, 3, 4, 6,			5, 7, 8	Screened



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
	existing spaces to form a green infrastructure network	9, 10				Out
5.4	Cross reference of objective SC 5-5 with HE 2-3, GI 2-1 and GI 3-1	1, 2, 3, 4, 5, 6, 9, 10			7, 8	Screened Out
5.5	Clarification of provision of ancillary family accommodation (granny flats)				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
5.6	Clarification regarding childcare facilities guidelines				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 6 Economy and Employment						
6.1	Table 6.1 'Employment Hierarchy'				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
6.2	Objective EE 4-1 Strategic Employment Areas	1, 2, 3, 4, 5, 6, 9			7, 8, 10	Screened Out
6.3	Bottlehill landfill site				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
6.4	Relocation of industries			1, 3, 4, 5, 7, 9	2, 6, 8, 10	Screened Out
6.5	Objective EE 4-4 industry	1, 2, 3, 4, 9			5, 6, 7, 8, 10	Screened Out
6.6	Paragraph re. Ringaskiddy				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
6.7	Paragraph 6.6.5 on Economic Role of Cork Harbour	1, 2, 3, 4, 9			5, 6, 7, 8, 10	Screened Out
6.8	Paragraph 6.6.9 on Economic Role of Cork Harbour	1,2, 3, 4, 5, 6, 7, 8, 9			10	Screened Out
6.9	Objective EE 9-1: business development in rural areas	3, 4, 5, 6, 8, 9			1, 2, 7, 10	Screened Out
6.10	Supplementary text regarding Cork Harbour	1, 2, 9, 10			3, 4, 5, 6, 7, 8	Screened Out
Chapter 7 Town Centres & Retail						
7.1	Table 7.1 Retail Network/Hierarchy				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
7.2	Table 7.2 – Retail Floorspace distribution				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
7.3	Paragraph regarding comparison retailing distribution	1,2, 3, 4, 8, 9, 10			5, 6, 7	Screened Out
7.4	Support occupancy of vacant retail warehousing	1,2, 3, 4, 8, 9, 10			5, 6, 7	Screened Out
7.5	Text regarding role of municipal district committees	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
Chapter 8 Tourism						
8.1	Protection of tourist assets	1,2, 3, 4, 8,			5, 6, 7	Screened



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
		9, 10				Out
8.2	Marine leisure development and the environment	1,2, 3, 4, 5, 8, 9, 10			6, 7	Screened Out
8.3	Greenways	1,2, 3, 4, 5, 8, 9, 10			6, 7	Screened Out
8.4	Tourist facilities	1,2, 3, 4, 5, 8, 9, 10			6, 7	Screened Out
8.5	Revised paragraph on tourism development and facilities				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 9 Energy and Digital Infrastructure						
9.1	Objective ED 3-2 wind energy projects				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
9.2	Revised paragraph on wind energy				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
9.3	Objective ED 3-4 "acceptable in principle"				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
9.4	Objective ED 3-5 "open to consideration" areas	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
9.5	Paragraph and objective ED 3-6 "normally discouraged"				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
9.6	Objective ED 3-7: other wind energy development	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
9.7	Figure 9-3 wind energy strategy map (Volume 4 Detailed Maps)	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
9.8	Wind deployment areas buffer zones	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
9.9	Objective ED 4-1 hydro-electricity				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
9.10	Electricity network	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
9.11	Transmission Network	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
Chapter 10 Transport and Mobility						
10.1	Modal share in County Cork				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
10.2	Reference to North and West Strategic Plan	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
10.3	Objective tm 2-2(d): cycling	1,2, 3, 4, 5, 6, 7, 8, 9,				Screened Out



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
		10				
10.4	Public transport and service frequency				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
10.5	Objective tm 2-4: bus transport (metropolitan area)	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
10.6	Spatial planning and national roads guidelines (2012)				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
10.7	Paragraph re: n40 demand management study				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
10.8	Motorway service areas	1, 2, 10			3, 4, 5, 6, 7, 8, 9	Screened Out
10.9	Objective TM 3-1: National road network	1, 2, 8, 9, 10			3, 4, 5, 6, 7	Screened Out
10.10	Objective TM 3-2(c) 'Regional roads & local roads'	1, 2, 9, 10		3	4, 5, 6, 7, 8	Screened Out
10.11	Objective TM 3-2 re: traffic noise and regional & local roads	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
10.12	Paragraph on Cork Harbour ecology	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
10.13	Table 1a (car parking)	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
10.14	Table 1a (Appendix c) car parking requirements				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
10.15	Text in objective TM 3-1 (a) National Road Network	1, 2, 10			3, 4, 5, 6, 7, 8, 9	Screened Out
10.16	Quay walls				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 11 Water Services and Waste						
11.1	Chapter heading				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.2	Irish Water				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.3	Introduction to Table 11.1				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.4	Irish Water's Water Services Strategic Plan and Capital Investment Programme				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.5	Recognise role of Irish Water				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.6	Sensitive water catchments	1,2, 3, 4, 5, 6, 7, 8, 9,				Screened Out



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
		10				
11.7	Objective WS 2-1 water infrastructure - general	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
11.8	Table 11.1 "Cork County: capacity of current water services infrastructure to accommodate planned population growth 2011-2022"	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
11.9	Wastewater disposal	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
11.10	River Channel Protection	1, 2, 3, 4, 5, 7			6, 8, 9, 10	Screened Out
11.11	Site specific flood risk assessment				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.12	Development in flood risk areas	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
11.13 (1)	Bottlehill landfill site				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
11.13 (2)	Bottlehill landfill site	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
Chapter 12 Heritage						
12.1	Objective HE 1-1 County Biodiversity Action Plan	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
12.2	National Monuments	8			1,2, 3, 4, 5, 6, 7, 9, 10	Screened Out
12.3	Inclusion of new Blarney Architectural Conservation Area (ACA)	1, 2, 3, 4, 8, 9			5, 6, 7, 10	Screened Out
12.4	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.5	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.6	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.7	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.8	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.9	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
12.10	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.11	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.12	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.13	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.14	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.15	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.16	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.17	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.18	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.19	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.20	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.21	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.22	Addition to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.23	Alteration to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.24	Alteration to the Record of Protected Structures	1, 2, 8, 9			3, 4, 5, 6, 7, 10	Screened Out
12.25	Deletion from the Record of Protected Structures		1, 8, 9		2, 3, 4, 5, 6, 7, 10	Omit proposed change
12.26	Deletion from the Record of Protected Structures		1, 8, 9		2, 3, 4, 5, 6, 7, 10	Omit proposed change
12.27	Amendment to Mitchelstown Architectural Conservation Area		1, 8, 9		2, 3, 4, 5, 6, 7, 10	Omit proposed change
Chapter 13 Green Infrastructure and Environment						
13.1	Key themes of Green Infrastructure Strategy	1, 3, 4			2, 5, 6, 7, 8, 9, 10	Screened Out
13.2	Irish Water				1, 2, 3, 4, 5, 6,	Screened



Ref. No.	Title of amendment	Impact on EPO's				Conclusion
		+	-	?	Ne (neutral)	
					7, 8, 9, 10	Out
13.3	Surface water protection	1, 2, 3, 4, 5			6, 7, 8, 9, 10	Screened Out
13.4	Noise Emissions	1, 2			3, 4, 5, 6, 7, 8, 9, 10	Screened Out
Chapter 14 Zoning and Land Use						
14.1	Ensure that zoning objective ZU 3-4 is compliant with Article 10 of the Habitats Directive	3, 9			1, 2, 4, 5, 6, 7, 8, 10	Screened Out
14.2	Objective ZU 3-7 appropriate waste uses in industrial areas	2, 10			1, 3, 4, 5, 6, 7, 8, 9	Screened Out
Chapter 15 Putting this Plan into Practice						
15.1	Implementation context	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
15.2	Recognise role of Irish Water				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.3	Implementation mechanisms				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.4	Inclusion of critical projects from objective TM 3-1 in Chapter 15				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.5	Table 15.1 Cork Gateway: major housing & employment projects infrastructure delivery priorities				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.6	Tranches and Table 15.1				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.7	Table 15.2 County Cork planned development summary of critical infrastructure (main towns)	1, 2, 3, 4, 5, 7			6, 8, 9, 10	Screened Out
15.8	Recognise role of Irish Water				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.9	Monitoring	1,2, 3, 4, 5, 6, 7, 8, 9, 10				Screened Out
15.10	The Local Economic and Community Plans (LECPs)				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.11	Local Area Development and Local Area Plans				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out
15.12	The Role of Masterplans				1,2, 3, 4, 5, 6, 7, 8, 9, 10	Screened Out



4.3 Strategic Flood Risk Assessment for the proposed amendments to the Draft Cork County Development Plan

Introduction

As part of the preparation of the Draft Cork County Development Plan 2013, a Strategic Flood Risk Assessment was undertaken in accordance with the 'The Planning System and Flood Risk Management Guidelines (including Technical Appendices)' published by the DoEHLG and the OPW in November 2009.

The Guidelines state that a plan at county level will not normally have to undertake detailed flood risk assessment involving the production of a flood risk map for all watercourses or coastal frontage. In general, the guidelines state that this will only be necessary if it is intended to zone land for development or identify the location of future strategic infrastructure within flood risk areas.

Assessment of the Proposed Amendments

None of the proposed amendments to the Draft Cork County Development Plan related to the zoning of land or the designation of other lands or settlements for development. It was determined therefore that none of the proposed amendments require a more detailed flood risk assessment.

The recommendations of the Strategic Flood Risk Assessment, particularly those relating to the preparation of the Local Area Plans remain in effect.



Appendix A Detailed Environmental Assessment of Proposed Amendments



Chapter 2 Core Strategy



PROPOSED CHANGE NO. 2.1

ADDITIONAL TEXT TO INCLUDE REFERENCE TO THE DUBLIN AIRPORT AUTHORITY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to bullet point Transport and Infrastructure after paragraph 2.1.3 as follows:

Transport and Infrastructure – The need to combine the emerging spatial patterns for the Cork region, arising from implementation of Government Policy with the key requirement of the other infrastructure providers (Irish Water, National Transport Authority, National Roads Authority, **and the Dublin Airport Authority** to create a plan that is capable of delivering sustainable growth; and

Expected Outcome of implementing the change:

This change affects that section of Chapter 2 that sets the scene in terms of the national and regional planning context and the issues that have been considered in preparing the Core Strategy of the Plan. The change recognises that the needs of the Aviation sector need to be taken into account in developing planning strategy and policy (a National Aviation Policy is currently being prepared). This is a factual change to the text of the plan which does not affect the detail of the objectives of the Plan and will therefore have no environmental impact.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+										
--										
?										
Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 2.2

PROVIDE FURTHER SUPPORT FOR THE PROTECTION OF THE ENVIRONMENT AND THE MAINTENANCE AND IMPROVEMENT OF BIODIVERSITY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add an additional bullet point after paragraph 2.1.3 as follows:

Environment- National Policy requires biodiversity to be considered as part of decision making and for biodiversity loss to be reduced and for substantial recovery to be achieved by 2020. This plan seeks to ensure a balance between protection of the environment including the maintenance and improvement of water quality and biodiversity and meeting the development needs of the County in accordance with relevant environmental legislation and guidance such as the Water Framework, Floods, Habitats and Birds Directives, Our Sustainable Future – a Framework for Sustainable Development in Ireland (DECLG, 2012), the National Biodiversity Plan and the National Climate Change Strategy.

It is proposed to make a change to the draft plan to add an additional bullet point after paragraph 2.1.7 as follows:

Protection of the environment including the protection, restoration and enhancement of water and biodiversity resources.

Expected Outcome of implementing the change:

Change affects the section of the plan dealing with ‘National and Regional Policy’ and ‘ Key Challenges’ and acknowledges that dealing with environmental issues and protecting biodiversity is a requirement of National Policy and one of the main challenges facing the county. This change to the text of the plan does not affect the detail of the existing objectives contained in Chapter 2 of the Plan. The Tables in Appendix A have been modified to acknowledge the constraints associated with the sensitive water catchments.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
--										
?										
Ne										



PROPOSED CHANGE NO. 2.3

CORE STRATEGY TABLES AND SUPPORTING TEXT PROVIDING MORE BACKGROUND DETAIL AND CLARIFICATION

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraphs 2.2.2 – 2.2.5 and replace with new paragraphs as follows;

~~The need to adjust the County's population targets¹ has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.~~

~~All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice).~~

~~Also, the rate of rural housing development in some locations threatens to undermine the settlement network and this plan sets out to provide improved controls for this type of development focussing on the needs of rural communities.~~

~~Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.~~

Population Targets, Land Supply and Housing Requirements

During the second quarter of 2014 two new National Policy Documents were published concerning land supply and housing requirements. The first, "Housing Supply Requirements in Ireland's Urban Settlements 2014 – 2018" was prepared on behalf of the Housing Agency (April 2014). It is important to note that the study does not consider delivery-side aspects. Therefore, the study does not address any issue of 'pent up' housing demand. On this basis, all projected figures should be viewed as a minimum requirement for that year. The Minimum Housing Requirement over the Projected Period (2014-2018) for Metropolitan Cork identified in this report (including Cork City) is 6,433 units. We estimate the County Council's housing land supply could yield 7,838 units for that period.

The second, "Construction 2020 A Strategy for a Renewed Construction Sector" was published by the Government in May 2014. The kernel of the document and the area which concerns this particular chapter is that the report states that, in coming years, increases in population will result in the formation of at least 20,000 new households each year, each requiring a separate dwelling.

¹ It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



In addition, a number of existing dwellings will disappear through redevelopment or dilapidation. The results suggest that nationally there will be a need for at least 25,000 new dwellings a year over the coming fifteen years. In order to establish what this means for Cork, it was estimated that the population of Cork City and County (519,032) would require 11.3% (share of national population) of that total growth (25,000 units) which equals 2,825 units per annum or 42,375 units for Cork City and County (32,700 units for Cork County alone) over a 15 year period. This is considered a minimum requirement for Cork County in particular given that the Cork Metropolitan Strategic Planning Area has consistently performed above expectation in recent decades. The Council is confident that the required supply can be achieved, and the following paragraphs provide more detail on the methodology which was used to establish both the demand (population, households, new units required) and supply side of the equation (zoned land and corresponding units).

Residential Land Supply

It is a key role of the Plan to regulate the supply of land for housing so that it is closely aligned to the population targets. In establishing the number of housing units required to achieve the population targets discussed in the previous section, it was necessary to calculate the “Total New Households Required 2011-2022” figure. These were based on the current average household size for County Cork of 2.8, (Census 2011) and the predicted average household size in 2022 of 2.41 (Regional Planning Guidelines 2010).

Following that, the “New Units Required 2011-2022” figure was calculated. This calculation is based on the level of vacancy and frictional losses in the market. The Regional Planning Guidelines (2010) point to these issues including the downturn in the economy and the re-adjustment of the housing market leading to a lower houses to household conversion rate of 1.15 (previously it had been 1.3).

The Council also took account of all unfinished (vacant) units across the county based on the Unfinished Housing Estates data produced by the Department of the Environment (2011) to coincide with the baseline year for the plan’s data. This figure was subtracted from the new units required figure for each main settlement and also for the smaller settlements, generating the “New Units Required 2011-2022” figure overall as set out below in Table 2.2 and for each individual settlement as set out in Appendix A.

In order to establish the net hectares that would be required, based on the densities proposed in this plan an estimated calculation of 25 dwellings / ha for the County Metropolitan SPA towns, 20 dwellings / ha for the Greater Cork Ring Strategic Planning Area and 18 dwellings / ha for the West and North Cork Strategic Planning Areas was used.

In establishing the net residential land supply currently zoned and available in each of the settlements as set out in the local area plans, the Housing Land Availability Study 2012 data was used.

During the preparation of the 2011 Local Area Plans, the Council decided to make provision for the all of the population allocation and new housing requirements (including rural housing) within the settlement network. In analysing the potential of the lower order settlements, in particular, to accommodate part of this growth it was found that in most cases, they were not capable of accommodating the apportioned growth from the previous Core Strategy. In order to maintain the overall population target for each Strategic Planning Area it was decided to accommodate the remaining growth in the main settlements for each Electoral Area which lead to a requirement for additional zoned lands over and above that required to meet the population target for the



settlements set out in the Core Strategy. It should be noted that the population target for each main settlement was not adjusted to take account of this additional growth.

It is also important to note that the amount of housing land required was identified in hectares (ha) for the main settlements, as number of residential units in each of the smaller settlements throughout the county and as an indicative figure for rural housing based on recent trends identified during the preparation of the Rural Housing Background paper (published in November 2012).

In order to ensure that each settlement had an adequate land supply, the “Net ha Estimated Requirement” was subtracted from the “Net Residential Area Zoned”. This yielded an estimated Strategic Land Reserve which is also identified in Table 2.2, for each Strategic Planning Area.

Strategic Land Reserve

It is important given the uncertainties and particular constraints on individual settlements that the amount of land within the strategic land reserve is considered at a Strategic Planning Area level and not at an individual (main settlement level). The detailed breakdown of Strategic Land Reserves will be considered further in the next local area plan review. The purpose of the Strategic Land Reserve is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are not delivered and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, because of constraints primarily in water services, but also in road and transportation infrastructure.

The following paragraphs outline the approach that could be taken to the strategic land reserves in the different strategic planning areas during the preparation of the 2017 Local Area Plans.

The Cork Gateway – County Metropolitan Strategic Planning Area

Following analysis of boom and bust cycles, it is clear that economic recovery will be driven by market demand which is most likely to commence in the County Metropolitan Area, given its Gateway status under the National Spatial Strategy.

The County Metropolitan Area is the main engine of population and employment growth for the region. In conjunction with the relevant infrastructure providers, it is essential that the critical water services, roads and transport infrastructure is provided in a timely manner to ensure that sufficient lands are available to support the ambitious population growth targets.

In order to support the achievement of these targets the supply of residentially zoned land in the County Metropolitan Area must be robust enough to absorb the amount of expected growth, provide sufficient housing choice across the area and make provision for contingencies in the event that some lands may not become available as quickly as expected. On this particular point, the Council are mindful that 61% of the land supply (22,213 units) comes from a small number of large sites (9 in total). These sites require further study and infrastructure investment in order to unlock their potential. These requirements are set out in more detail in Chapter 15 of this plan.

The 2011 Local Area Plans identify sufficient land to meet the estimated requirement for new housing. In addition, those LAPs also identify a further 153 ha or 14% of the estimated requirement that could form a strategic reserve. However, it is considered that this overall land supply does not include a sufficient contingency in the event that a major parcel (or parcels) of zoned land fail to commence development in the lifetime of the plan.



In order to offset the risk of a major parcel of zoned land failing to commence development or the continuation of low levels of development activity in the city docklands and other sites, it is estimated that a strategic reserve a minimum of 360 ha (which would include the current 153ha strategic reserve identified in Table 2.2 below) should be provided for in the next review of the local area plans covering the Metropolitan Cork Strategic Planning Area.

Although the population target for Metropolitan Cork has been adjusted to accommodate the revised population target for the Greater Cork Ring, it is proposed to closely monitor progress towards these targets over the lifetime of the plan but particularly in the 2 year Managers Report to be prepared in 2017. The next review of the Local Area Plans will take account of emerging trends and propose adjustments where appropriate.

Greater Cork Ring Strategic Planning Area

The need to adjust the County's population targets² has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.

All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice).

Also, where the rate of rural housing development threatens to undermine the settlement network, this plan sets out to provide improved management for this type of development focussing on the needs of rural communities.

West and North Cork Strategic Planning Areas

As noted, part of the housing land supply is to provide for a contingency which is critical in all of the Strategic Planning Areas but more especially in the North and West Cork Strategic Planning Areas which are more peripheral to the Gateway. In these Strategic Planning Areas the reserve sites will be subject to more detailed examination at the next local area plan review which will indicate whether the zoning requirements are sufficient to meet the population targets and also whether the sites zoned for residential development are capable of (i) being developed and (ii) of delivering the required yield of units.

Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.

² It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



Table 2.2: Summary of Population, Households and Net New Houses for County Cork 2022

		Housing Requirement				Housing Supply		
Strategic Planning Area	Census 2011	Adjusted Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net ha Estimated Requirement (ha)	Net Residential area zoned in 2011 LAPs and various TCP ³	Total Units	Estimated Strategic Land Reserve (2011 LAPs)
County Metropolitan [Main Settlements]	117,520	160,141	24,478	27,235	1,089 ha	1241.94 ha	32,811	153 ha
County Metropolitan [Rural Areas]	52,989	53,750	3,378	3,803		0 ha	3,809 ⁴	
Greater Cork Ring [Main Settlements]	41,300	54,727	7,959	8,601	431 ha	705.63 ha	14,323	275 ha
Greater Cork Ring [Rural Areas]	77,118	77,155	4,472	4,805		0 ha	5,661 ⁵	
North Cork [Main Settlements]	13,093	17,117	2,426	2,615	147 ha	261.50 ha	4,048	116 ha
North Cork [Rural Areas]	37,405	38,895	2,780	3,074		0 ha	3,094 ⁶	
West Cork [Main Settlements]	13,894	19,900	3,295	3,742	207 ha	360.90 ha	5,534	154 ha
West Cork [Rural Areas]	46,483	48,937	3,705	4,130		0 ha	4,182 ⁷	
Total Cork County	399,802	470,622	52,493	58,005	1,874 ha	2,569.97ha	73,462	698 ha

3. REPLACE APPENDIX A TABLES A1, A2, A3 AND A4 WITH THE FOLLOWING TABLES:

³ This figure is based on the HLAS 2012 which analysed each residentially zoned site with the main settlements based on the density set out in the local area plans.

⁴ 3,809 comprises 2137 for villages & 1672 for Rural Areas.

⁵ 5,661 comprises 3231 for villages & 2430 for Rural Areas.

⁶ 3,094 comprises 1,384 for villages & 1,710 for Rural Areas.

⁷ 4,182 comprises 2,167 for villages & 2,015 for Rural Areas.

TABLE A.1: POPULATION, HOUSEHOLDS AND NET NEW HOUSES FOR COUNTY METROPOLITAN CORK STRATEGIC PLANNING AREA TO 2022

	HOUSING REQUIREMENT					HOUSING SUPPLY		INFRASTRUCTURE			
	CENSUS 2011	POPULATION TARGET FOR 2022	TOTAL NEW HOUSEHOLDS 2011-2022	NEW UNITS REQUIRED 2011-2022	NET HA ESTIMATED REQUIREMENT	NET RESIDENTIAL AREA ZONED IN CDP / LAP / TC	TOTAL UNITS	DRINKING WATER		WASTE WATER	
								CURRENT POSITION	REQUIRED BY 2022	CURRENT POSITION	REQUIRED BY 2022
MAIN TOWNS											
CORK NORTH ENVIRONS	6,692	10,719	2,058	2,281	91	143.8	3,371				
MONARD	0	3,619	1,502	1,727	69	170.0	5,000				
GLANMIRE	8,924	10,585	1,205	1,320	53	57.7	1,321				
BLARNEY	2,437	7,533	2,255	2,566	103	92.0	2,792				
CORK SOUTH ENVIRONS	32,635	31,308	1,336	1,284	51	93.0	1,285				
CARRIGALINE*	14,775	17,870	2,138	2,422	97	90.8	2,423				
PASSAGE WEST*	5,790	6,965	822	925	37	33.9	929				
BALLINCOLLIG	17,368	23,805	3,675	4033	161	170.3	4872				
MIDLETON	12,001	21,576	4,667	5,243	210	190.1	5,255				
CARRIGTWOHILL****	4,551	11,618	3,195	3,656	146	127.8	3,656				
COBH*	12,347	14,543	1,625	1,778	71	72.53	1,907				
TOTAL MAIN TOWNS	117,520	160,141	24,478	27,235	1,089	1241.94	32,811	--		--	
TOTAL VILLAGES AND RURAL	52,989	53,750	3,378	3,803	--	--	3,809*	--		--	



TOTAL COUNTY METROPOLITAN	170,509	213,891	27,856	31,038	1,089	1241.94	36,620	--	--
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ESTIMATED STRATEGIC LAND RESERVE (2011 LAPS) FOR THIS STRATEGIC PLANNING AREA IS 153 HA
*THIS FIGURE 3,809 COMPRISES 2,137 FOR VILLAGES AND 1,672 FOR RURAL AREAS.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.
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- * Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term.
- **Including planned infrastructure where there is a firm commitment to the timing of its delivery.
- ***Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments
- **** Anticipated that the provision of the Carrigtwohill WWTP upgrade and the Clonakilty WWTP upgrade will enhance status in the short/medium term

TABLE A.2: POPULATION, HOUSEHOLDS AND NET NEW HOUSES FOR GREATER CORK RING STRATEGIC PLANNING AREA TO 2022

	HOUSING REQUIREMENT					HOUSING SUPPLY		INFRASTRUCTURE			
	CENSUS 2011	POPULATION TARGET FOR 2022	TOTAL NEW HOUSEHOLDS 2011-2022	NEW UNITS REQUIRED 2011-2022	NET HA ESTIMATED REQUIREMENT	NET RESIDENTIAL AREA ZONED IN CDP / LAP / TC	TOTAL UNITS	DRINKING WATER		WASTE WATER	
								CURRENT POSITION	REQUIRED BY 2022	CURRENT POSITION	REQUIRED BY 2022
MAIN TOWNS											
BANDON	6,640	7,765	851	892	45	91.84	1,766				
FERMOY***	6,489	7,589	831	938	47	94.56	1,601				
KINSALE	4,893	5,722	627	714	36	39.80	856				
MACROOM	3,879	4,536	497	468	23	60.9	1,184				
MALLOW***	11,605	20,000	4,154	4,552	228	339.93	6,961				



YOUGHAL	7,794	9,115	999	1,037	52	78.60	1,955				
TOTAL MAIN TOWNS	41,300	54,727	7,959	8,601	431	705.63	14,323	--	--		
TOTAL VILLAGES AND RURAL	77,118	77,155	4,472	4,805	--	N/A	5,661*	--	--		
TOTAL GREATER CORK RING	118,418	131,882	12,431	13,406	431	705.63	19,984	--	--		

ESTIMATED STRATEGIC LAND RESERVE (2011 LAPS) FOR THIS STRATEGIC PLANNING AREA IS 275 HA
 *THIS FIGURE 5,661 COMPRISES 3,231 FOR VILLAGES AND 2,430 FOR RURAL AREAS.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.
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TABLE A.3: POPULATION, HOUSEHOLDS AND NET NEW HOUSES FOR NORTH CORK STRATEGIC PLANNING AREA TO 2022

	HOUSING REQUIREMENT					HOUSING SUPPLY		INFRASTRUCTURE			
	CENSUS 2011	POPULATION TARGET FOR 2022	TOTAL NEW HOUSEHOLDS 2011-2022	NEW UNITS REQUIRED 2011-2022	NET HA ESTIMATED REQUIREMENT	NET RESIDENTIAL AREA ZONED IN CDP / LAP / TC	TOTAL UNITS	DRINKING WATER		WASTE WATER	
								CURRENT POSITION	REQUIRED BY 2022	CURRENT POSITION	REQUIRED BY 2022
MAIN TOWNS											
BUTTEVANT***	945	1,501	285	298	17	31.50	482				
CHARLEVILLE	3,646	4,925	741	804	45	72.50	1,124				
KANTURK***	2,263	2,400	188	141	8	29.20	329				
MILLSTREET***	1,574	1,756	166	177	10	23.80	475				
MITCHELSTOWN**	3,677	5,346	905	1,040	58	79.60	1,293				
NEWMARKET***	988	1,189	141	155	9	24.90	345				
TOTAL MAIN TOWNS	13,093	17,117	2,426	2,615	147	261.50	4,048	--		--	
TOTAL VILLAGES AND RURAL	37,405	38,895	2,780	3,074	--	N/A	3,094*	--		--	
TOTAL NORTH SPA	50,498	56,012	5,206	5,689	147	261.50	7,142	--		--	

ESTIMATED STRATEGIC LAND RESERVE (2011 LAPS) FOR THIS STRATEGIC PLANNING AREA IS 116 HA

*THIS FIGURE 3,094 COMPRISES 1,384 FOR VILLAGES AND 1,710 FOR RURAL AREAS.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.
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TABLE A.4: POPULATION, HOUSEHOLDS AND NET NEW HOUSES FOR WEST CORK STRATEGIC PLANNING AREA TO 2022

	HOUSING REQUIREMENT					HOUSING SUPPLY		INFRASTRUCTURE			
	CENSUS 2011	POPULATION TARGET FOR 2022	TOTAL NEW HOUSEHOLDS 2011-2022	NEW UNITS REQUIRED 2011-2022	NET HA ESTIMATED REQUIREMENT	NET RESIDENTIAL AREA ZONED IN CDP / LAP / TC	TOTAL UNITS	DRINKING WATER		WASTE WATER	
								CURRENT POSITION	REQUIRED BY 2022	CURRENT POSITION	REQUIRED BY 2022
MAIN TOWNS											
BANTRY	3,348	5,484	1,080	1,241	69	103.85	1,393				
CASTLETOWNBERE	912	1,439	271	309	17	37.75	443				
CLONAKILTY**	4,721	7,218	1,309	1,500	83	94.53	1,600				
DUNMANWAY***	1,585	1,976	254	273	15	36.84	593				
SCHULL	658	748	75	87	5	12.60	205				
SKIBBEREEN	2,670	3,035	306	332	18	75.33	1,300				
TOTAL MAIN TOWNS	13,894	19,900	3,295	3,742	207	360.90	5,534	--		--	
TOTAL VILLAGES AND RURAL	46,483	48,937	3,705	4,130	--	N/A	4,182*	--		--	
TOTAL WEST	60,377	68,837	7,000	7,872	207	360.90	9,716	--		--	

ESTIMATED STRATEGIC LAND RESERVE (2011 LAPS) FOR THIS STRATEGIC PLANNING AREA IS 154 HA

*THIS FIGURE 4,182 COMPRISES 2,167 FOR VILLAGES AND 2,015 FOR RURAL AREAS.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.
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* Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term.
 **Including planned infrastructure where there is a firm commitment to the timing of its delivery.
 ***Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments
 **** Anticipated that the provision of the Carrigtwohill WWTP upgrade and the Clonakilty WWTP upgrade will enhance status in the short/medium term

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY



Expected Outcome of implementing the change:

This change provides clarity in relation the supply of land identified in the Draft CDP and its ability to meet the demand for housing over the plan period, and how that demand has been calculated. This clarity makes the figures more understandable and is a helpful change.

The tables shows the same *quantum* of growth in each location as identified in the Draft Plan but now also identifies the amount of land required in each location to cater for expected growth levels, relative to the available land supply (as already provided for under the 2011 LAPs), thus giving a Strategic Land Reserve (surplus) in each Strategic Planning Area. The need to identify additional lands as a strategic reserve in Metropolitan Cork has also been identified, together with the need to review the suitability of existing reserve lands in the other SPAs's. This change establishes that more land is needed in Metropolitan Cork but the location of the land, and the likely impacts of developing it, are matters for the Local Area Plan review.

In relation to infrastructure, the table has also been amended to indicate, via colour shading, the locations where infrastructural investment is required by 2022 in order to facilitate development. In some areas for example existing infrastructure is at 'red' status but the change indicates that it needs to be 'green' by 2022. This provides an easy visual check on the extent of water services investment required. Changes recognise the need for delivery of the Lower Harbour Scheme and upgrades in Carrigtwohill and Clonakilty. Change 2.4 further reinforces this approach. Changes help make the link between achieving population targets and investing in appropriate water services infrastructure more transparent which has the potential to enhance environmental awareness, leading to better environmental outcomes.

The definition of the colour coding has also been modified to reflect the fact that development which would have an adverse impact on sensitive water catchments will be put on hold and footnotes have been added to reference sensitive catchments and the pending delivery/upgrade of some infrastructural schemes.

The SEA Environmental Report highlighted the need for further research to be undertaken in support of the Core Strategy in the relation to the ability of sensitive water catchments to accommodate the target levels of growth.

To date, no further assessment has been completed in relation to the River Blackwater Catchment. The proposed amendment retains the principle of population growth within the Blackwater catchment but indicates that development which would have an adverse impact on sensitive water catchments will be put on hold. This implies a case by case assessment of development proposals to determine if they will have an adverse impact on the integrity of the Blackwater SAC. Provided allowance is made for cumulative impacts and developments permitted include a requirement for monitoring, the approach should in practice protect the conservation status of the Blackwater Catchment.

Further assessment has been undertaken in relation to the Great Island Channel SAC and this has informed the amendments to the Draft Plan. It has been determined that development may proceed provided the upgraded infrastructure is in place before development commences (see changes 11.7 and 11.9). In practice the outcome of this change should be no adverse impact on the conservation objectives of the Great Island Channel SAC.

In the case of Dunmanway, development will need to be put on hold until appropriate infrastructure is provided (see Change 11.6). In practice this change ensures no adverse impact on the conservation objectives of the Bandon River SAC.

Implications of this change to the draft plan for the environment



Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.4

NEW TEXT REGARDING POPULATION GROWTH TARGETS FOR SENSITIVE WATER CATCHMENTS AND INFRASTRUCTURE PRIORITIES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraphs 2.2.6 – 2.2.8 under the heading Serviced/Available Land Supply Transport and Water Services Strategic Policy and replace with new paragraphs as follows;

It is a key role of the CDP to regulate the supply of land for housing so that it is closely aligned to the population targets. In Cork, land is identified in the Local Area Plans so this plan's framework will be used to regulate their review in coming years. There is a sufficient supply of development land already identified in Local Area Plans capable of delivering the housing that would be required by the target population and further provision in any LAP review after the adoption of this plan is unlikely to be necessary.

The critical issue in securing this level of development in the coming decade concerns the delivery of essential transport and water services infrastructure and attention should, in the first instance, be on the delivery of infrastructure to service the existing zoned land supply. Chapter 11 Water Services and Waste sets out detailed policies and objectives to address this issue.

The priorities and phasing proposals for the delivery of the Core Strategy are set out in Chapter 15 Putting this plan into Practice. Table 15.1 identifies the major development projects within the Cork 'Gateway' area and prioritises the delivery of these according to likely progress in the delivery of critical infrastructure. The prioritisation of planned development for the settlements elsewhere in the County will be determined in Local Area Plans.

Transport and Water Services Strategic Policy

The critical issue in securing the level of development set out in this development plan in the coming decade concerns the delivery of essential transport and water services infrastructure. The preparation of this plan identified a significant challenge in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the overall Blackwater Catchment. Unless these issues are resolved the development / infrastructure strategy for the Blackwater Catchment may need to be reviewed. Pending the outcome of appropriate studies and investigations the implementation of population targets for the areas affected (particularly the main towns of Mallow, Fermoy, Buttevant, Newmarket, Millstreet, Kanturk, Mitchelstown and their catchments) will need to be put on hold.

Conflicts between population targets of Cork Harbour Catchment (Metropolitan area) and nature conservation objectives for Natura Sites in the harbour were also identified and the Council commissioned a report prepared by BEC Consulting which concluded that the population targets set for Metropolitan Area can be accommodated without giving rise to adverse impacts on Great Island Channel SAC, but there is a need to prioritise the upgrade of waste water treatment plants discharging to the harbour to allow this growth to be achieved. Therefore this plan has prioritised the upgrading of these plants and the Council



will work with Irish Water to ensure that these works are implemented in a timely manner, if delays to planned development are to be avoided.

In addition an issue was raised regarding the location of the outfall pipe from the Dunmanway WWTP which discharges into the Bandon SAC and this needs to be resolved if planned development is not to be delayed.

The Council is working in close consultation with all of the relevant bodies including Irish Water, the National Parks and Wildlife Service and various Government Departments in order to find a suitable solution to these issues and these are described in more detail in Chapter 11 Water Services, Surface Water and Waste.

In addition, the priorities and phasing proposals for the delivery of the Core Strategy are set out in Chapter 15: Putting this plan into Practice and attention should, in the first instance, be on the delivery of infrastructure to service the existing zoned land supply in the Gateway and 'Hub' town, Mallow. Table 15.1 identifies the major development projects within the Cork 'Gateway' area and prioritises the delivery of these according to likely progress in the delivery of critical infrastructure. In addition, Table 15.2 provides a summary of the critical infrastructure required across the entire county. The prioritisation of planned development for the settlements elsewhere in the County will be determined in Local Area Plans.

Expected Outcome of implementing the change:

With respect to the Blackwater Catchment the change brings some clarity by acknowledging that further studies on the Catchment are outstanding and pending the outcome of these studies the implementation of population targets for the area affected will need to be put on hold. The change indicates that the Council is working closely with the other stakeholders in order to find a solution to the issues and, if the issues cannot be resolved, then the development / infrastructure strategy for the Blackwater Catchment may need to be reviewed. This would most likely involve a further Variation to the County Development Plan in the future to give effect to a new strategy. Provided allowance is made for cumulative impacts and developments permitted include a requirement for monitoring, the approach put forward in the amendment should in practice protect the conservation status of the Blackwater Catchment.

There is a danger that the ongoing uncertainty in relation to what development can proceed within the catchment may undermine investment in the area which may have other wider adverse impacts on the population.

In Cork Harbour, the change indicates that development can proceed but there is a need to prioritise the upgrade of waste water treatment plants discharging to the harbour to allow this growth to be achieved while in Dunmanway the outfall location needs to be moved away from the SAC to facilitate development. Change brings clarity as to what needs to happen to achieve the population targets and delivery of the infrastructure will have positive environmental effects. In this regard it is also noted that proposed change 15.3 acknowledges that mechanisms need to be established between the key stakeholders in order to deliver the critical water services, roads, public transport, communications and energy infrastructure required.



Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.5

AMENDMENT TO OBJECTIVE CS 4-1(D)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to CS 4-1 (d) as follows;

‘In the Cork Harbour area generally, to protect and enhance the area’s natural and built heritage, and establish a sustainable balance between competing land-users to maximise the areas overall contribution to Metropolitan Cork, **while protecting the environmental resources of the Harbour.**’

Expected Outcome of implementing the change:

The Draft Plan already contains an objective seeking the sustainable development of Cork Harbour. The proposed change strengthens the emphasis on protecting the environmental resources of the harbour. This change is positive from an environmental protection perspective.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.6

PROVIDE SUPPORT FOR THE EXTENSION OF THE LEE FIELDS TO BALLINCOLLIG REGIONAL PARK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add an additional point to objective CS4-1: Metropolitan Cork Strategy Planning Area as follows:

Support the ‘extension of the Lee Fields to Ballincollig Regional Park.’

Expected Outcome of implementing the change:

Extending the Lee Fields public park to Ballincollig Regional Park would deliver a significant public amenity for the city and county along the valley of the River Lee. Subject to best practice in the design and layout of the park, and Appropriate Assessment as necessary, it is likely this objective can be delivered without adverse impacts – land is available to the south of the river, which is not subject to any European designations.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.7

AMENDMENT TO OBJECTIVE CS 4-2(A)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to CS 4-2 (a) as follows:

‘Recognise the importance of the role to be played by Mallow as a Hub Town in the Implementation of the National Spatial Strategy, and the Atlantic gateways Initiative to focus growth in North Cork; to promote its sustainable development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; **and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.**’

Expected Outcome of implementing the change:

The Draft Plan recognises the role to be played by Mallow as a Hub Town. This change recognises that infrastructural investment will be required to enable that development to take place, while ensuring that development does not adversely impact on the receiving environment.

This change does not reflect change 2.4 which acknowledges that studies on the Blackwater Catchment are outstanding and pending the outcome of these studies and investigations the implementation of population targets for the areas affected, including Mallow Hub town will need to be put on hold. Change No 2.4 further acknowledges that if the issues cannot be resolved then the development / infrastructure strategy for the Blackwater Catchment may need to be reviewed. The changes can be better linked in the final version of the Plan. On this basis this change is considered positive.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.8

AMENDMENT TO OBJECTIVE CS 4-4(A)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Objective CS 4-4 (a) as follows;

Recognise the importance of the role played by Clonakilty as a ‘West Cork Strategic Employment Centre’ to promote its development as a major centre of employment and population where there is a high standard of access to educations and cultural facilities, **and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay.**

Expected Outcome of implementing the change:

This change recognises the need to protect the environmental quality of the Clonakilty Bay and provide appropriate infrastructure to ensure this, when providing for the development of the town. This change is positive from an environmental protection perspective.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.9

PROVIDE ADDITIONAL TEXT TO RECOGNISE THE ROLE PLAYED BY CASTLETOWNBERE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Objective CS4-4: The West Cork Strategic Planning Area part as follows;

Recognise the role to be played by Castletownbere and its deep-water port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities **subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives.'**

Expected Outcome of implementing the change:

The Draft Plan contains an objective recognising the role of Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism sectors and its potential for other port related uses. This change simply qualifies that such potential is subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives. This change is positive from an environmental protection perspective.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 2.10

ADDITIONAL TEXT TO REFERENCE THE IMPORTANT ROLE OF THE NATIONAL ROAD NETWORK AND CORK AIRPORT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to paragraph 2.5.16 as follows;

The following Figure 2.7 sets out the key elements of the Core Strategy and presents them on one diagrammatic map. It draws together the strategic infrastructural assets of the County **including the National Road Network and Cork International Airport which play an important role in the economic development of the Cork Region. with its** It also sets out the Settlement Hierarchy and also presents the rural area types which are also set out in this plan.

Expected Outcome of implementing the change:

This change simply clarifies what the Core Strategy Diagrammatic Map illustrates. The map itself remains as per the Draft Plan. This change will have no environmental impacts.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 2.11

PROVIDE additional information regarding the prioritisation of development in the metropolitan cork gateway

Proposed Change

It is proposed to make a change to the draft plan to add an additional point to objective CS 4-1: Metropolitan Cork Strategy Planning Area as follows:

In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritised in the following locations, Carrigaline (Shannon Park), Midleton (Waterrock) and Carrigtwohill (North of the Railway), Ballincollig (Maglin), North Environs (Ballyvolane), Glanmire (Dunkettle), Blarney (Stoneview), Monard and Cobh. Details of the proposed development will be set out in Master Plan studies and Local Area Plans as appropriate.

Expected Outcome of implementing the change:

Objective CS4-1 sets out objectives for the Metropolitan Cork Strategic Planning Area and already references development of the City Environs, strategic employment locations, the Science Park, metropolitan towns served by the rail corridor and the villages of the strategic Planning Area etc. The proposed change priorities specific sites within key settlements which may help establish infrastructural investment priorities. It is considered that the change will have no significant environmental effect.

Implications of this change to the Draft Plan for the environment

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Chapter 3 Housing:



PROPOSED CHANGE NO. 3.1

CLARIFICATION OF COUNCILS RESPONSIBILITIES REGARDING LAND SUPPLY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph Para 3.2.4 and replace as follows:

~~The Council's main responsibility will be to support the construction industry by prioritising the provision of critical infrastructure so that a sufficient amount of land is zoned and adequately serviced in order to meet future housing demand particularly in the Cork Gateway and the Mallow 'Hub' Town. See Chapter 15 Putting this Plan into Practice.~~

'The Council's responsibility will be to support all of the key stakeholders in the housing sector by prioritising the provision of critical infrastructure so that a sufficient amount of land is zoned and adequately serviced in order to meet future housing demand particularly in the Cork Gateway and the Mallow 'Hub' town. See Chapter 15 Putting this Plan into Practice'

Expected Outcome of implementing the change:

This change is more inclusive of all stakeholders in the housing sector.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 3.2

CLARIFICATION OF OBJECTIVE HOU 3-1 (C)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete part (c) of objective HOU 3-1 Sustainable Residential Communities and replace with the following:

~~(c) Ensure that footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation.~~

(c) Following the approach in chapter 10 of this plan, ensure that urban footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in tandem with the occupation.

Expected Outcome of implementing the change:

This change clarifies the reference to relate to ‘urban’ footpaths as opposed to recreational paths along a river bank which will limit limited unintended impacts on nature and the environment.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 3.3

CLARIFICATION REGARDING RESERVED LAND FOR SOCIAL HOUSING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete Objective ZU 2-3: “Housing Strategy and Development Boundaries” and amend Objective HOU 5-1: “Reserved Land for Social Housing” as follows:

County Development Plan Objective
ZU 2-3: Housing Strategy and Development Boundaries

Part V of the Planning and Development Acts applies to land zoned in Local Area Plans for residential or mixed uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective) is deemed to be zoned for residential or mixed uses (including residential) for the purposes of part V of the Planning and Development Acts.

County Development Plan Objective
HOU 5-1: Reserved Land for Social Housing

Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, **including all land for a settlement identified in a local area plan** will require 14% of all new residential developments to be **reserved made available** for social housing in accordance with the principles, policies and programmes for action set out in the Joint Housing Strategy.

Expected Outcome of implementing the change:

This change clarifies developments to which the Housing strategy applies. This is a factual clarification with neutral impact on the environment.

Implications of this change to the Draft Plan for the environment

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PROPOSED CHANGE NO. 3.4

URBAN DESIGN AND TRAFFIC CALMING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to 3.3.5 as follows:

- Roads **including traffic calming measures** and parking areas are considered as an integral landscaped element in the design of the public realm.

Expected Outcome of implementing the change:

This change clarifies that traffic calming measures should be considered as landscaped elements in the design of public realm. This is a factual clarification with neutral impact on the environment.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 3.5

DESIGN MANUAL FOR URBAN ROADS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert text to Objective HOU 3-2: Urban Design as follows:

- (d) Require developers to take account of the Design Manual for Urban Roads and Streets (DMURS).**

Expected Outcome of implementing the change:

This change seeks to update the Draft Plan to refer to the most up to date Guidelines in relation to street design (Design Manual for Urban Roads and Streets) issued by the Department of the Environment, Community and Local Government . This is factual information which will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 3.6

TEXT ON SOCIAL HOUSING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text in relation to Social Housing in Paragraph 3.5.2 of the Draft Plan as follows:

The participating Cork Local Authorities intend to meet their social housing requirement from a combination of all of the options set out above having regard to the national guidance on this issue as it emerges over the life time of the plan. ~~It is likely that the various social leasing schemes will become increasingly more attractive in the immediate future.~~ It is clear that the authorities will have to look at all sources of supply from vacant and unfinished estates, unsold affordable units, the occupation of remaining own-build units and the turnaround on casual vacancies and long-term voids as ~~key areas to focus on, in the absence of new build or unit acquisition.~~

Expected Outcome of implementing the change:

This change clarifies that the preferred schemes that Cork County Council will adopt in order to address the need to increase the supply of social housing in the County. This is a factual clarification with neutral impact on the environment.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Chapter 4 Rural, Coastal and Islands



PROPOSED CHANGE NO. 4.1

STRENGTHEN AND SUSTAIN VIBRANT RURAL COMMUNITIES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to paragraph 4.1.2 as follows:

Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy **to strengthen and sustain vibrant rural communities**. The special land use requirements of agricultural areas and the open countryside should also be accommodated;

Expected Outcome of implementing the change:

This change relates to one of the principles on which the chapter is based. It reflects the overall content of the chapter and policies in relation to rural housing.

Implications of this change to the Draft Plan for the environment

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PROPOSED CHANGE NO. 4.2

STRUCTURALLY WEAKER RURAL AREA

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete and replace the following text in paragraph 4.3.10 as follows:

Structurally Weaker Rural Area

These less populated rural parts of the North West of the County exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure ~~and generally lower levels of environmental sensitivity~~. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. **Parts of this rural area are environmentally sensitive; in particular the areas associated with nature conservation designations and sensitive water catchments, where protection of very high standards of water quality is important.**

Expected Outcome of implementing the change:

This change amends the description of Structurally Weaker Rural Areas in the plan and acknowledges that some areas are environmentally sensitive. The recognition of the environmental sensitivity of these areas in the plan is a positive change.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 4.3

CATEGORIES OF RURAL GENERATED HOUSING NEED

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete and replace the following text in Section 4.4 as follows:

Categories of Rural Generated Housing Need

This section sets out the policies for rural housing in the six different rural area types in County Cork. These areas are identified in Figure 4-1 and can also be viewed in detail on the Council's Draft County Development Plan Map browser www.corkcoco.ie where applicant's can determine which rural housing policy area is applicable to an individual site, if that is not clear from Figure 4-1. **The policies in this section only apply to rural parts of the County outside defined development boundaries.**

This plan recognises the positive benefits for rural areas to sustain **and strengthen the vibrancy of** rural communities by allowing ~~persons (who have not previously owned a dwelling) to build their first owner-occupied home in their 'local rural area' on suitable sites~~ **qualifying applicants to build a first home for their permanent occupation in a 'local rural area' to which they have strong economic or social links as defined in the following objectives RCI 4-1 to RCI 4-5.** The meaning of 'local rural area' is generally defined by reference to the townland, parish or catchment of the local rural school to which the applicant has a strong social and / or economic link.

~~However, where a 'local rural area' includes more than one rural housing policy area applicants will generally not be permitted to move from an area under less urban pressure for rural housing to an area under more urban pressure for rural housing. This will only apply where moving into the Metropolitan Cork Greenbelt or into a Town Green Belt area from the surrounding area. The following objectives in this Section will be assessed in parallel with all other policies and objectives in this plan, in particular, Section 4.6 relating to General Planning Considerations.~~

Rural Housing Policy Area Types

County Development Plan Objective

RCI 4-1: Metropolitan Cork Greenbelt

Objective RCI 4-1 should be read in conjunction with Chapter 13, Section 13.8 relating to 'Prominent and Strategic Metropolitan Cork Greenbelt Areas' including Objective GI 8-1 and Figure 13-3.

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) ~~Farmers, including their sons and daughters who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.



County Development Plan Objective

RCI 4-1: Metropolitan Cork Greenbelt

- (b) ~~Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a home on the farm for their own use~~ **a first home on the farm for their permanent occupation**, where no existing dwelling is available **for their own use**. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation**.
- (d) Landowners including their sons and daughters who wish to build ~~their first owner-occupied home~~ **a first home for their permanent occupation** on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In ~~exceptional~~ circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the plan (~~See Chapter 13 – Green Infrastructure and Environment Section 13.8~~).

The total number of houses within the Metropolitan Greenbelt, for which planning permission has been granted **since this plan came into operation** on a family farm or any single landholding within the rural area, will not normally exceed two.

County Development Plan Objective

RCI 4-2: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

The rural areas of the Greater Cork Area (outside Metropolitan Cork) and the Town Greenbelt areas are under significant urban pressure for rural housing. Therefore, applicants must satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) ~~Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Other persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation**.
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation**.
- (e) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~a permanent owner-occupied home~~ **a first**



County Development Plan Objective

RCI 4-2: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

County Development Plan Objective

RCI 4-3: Tourism and Rural Diversification Area

This rural area has experienced high housing construction rates and above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. Therefore, in order to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to a particular local rural area and to recognise the significant opportunities for tourism and rural diversification that exist in this rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) ~~Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Other persons working full time in farming, forestry, inland waterway, marine related occupations or rural based sustainable tourism, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (f) **Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.**
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a ~~permanent owner-occupied home~~ **a first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly



County Development Plan Objective

RCI 4-3: Tourism and Rural Diversification Area

immediate family members, to work locally, or to retire.

County Development Plan Objective

RCI 4-4: Stronger Rural Area

These rural areas generally have stable population levels based on a traditionally strong agricultural base. Therefore, in order to recognise these characteristics and to consolidate and sustain the stability of the rural population, it is an objective that applicants shall satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) ~~Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (d) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~a permanent owner-occupied home~~ **a first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.



County Development Plan Objective

RCI 4-5: Transitional Rural Area

These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing and exhibit characteristics of a weaker economic structure. Although, there are lower concentrations of population, there is a more stable population base and less evidence of persistent population decline than other parts of the County. Therefore, in order to adopt a positive approach to facilitating the genuine rural generated housing needs of the local community based on their social and / or economic links to a particular local rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) Farmers, their sons and daughters ~~and/or any persons taking over the ownership and running of a farm,~~ who wish to build ~~their first owner occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner occupied home~~ **a first home for their permanent occupation.**
- (d) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner occupied home~~ **a first home for their permanent occupation.**
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner occupied home~~ **a first home for their permanent occupation.**
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build ~~their first owner occupied home~~ **a first home for their permanent occupation.**
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a ~~permanent owner occupied home~~ **a first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

Expected Outcome of implementing the change:

These changes omit the requirement for the house, for which permission is being sought, to be the first 'owner occupied' home of the applicant. This allows an applicant who already owns and occupies a house somewhere else, to qualify to build a new house in the rural area if they meet the categories of housing need set out in the various objectives above and if the Planning Authority is satisfied that the proposal is a genuine rural generated housing need.



In addition removing the reference to owner occupation while retaining the emphasis on the ‘building’ of a house may also lead to people who already have a house they did not personally build, being eligible to ‘build’ a new house. The emphasis on building a house also takes no account of the availability of existing houses for sale in the area which would be capable of meeting an applicant’s housing need.

The changes also introduces two new categories of applicant – persons taking over the ownership and running of a farm and persons whose employment is essential to the delivery of social and community services.

Overall the revised policy on rural housing introduced in the draft Plan extends rural housing controls over the entire county, whereas under the current 2009 CDP controls only apply to approximately half the county. The new controls formally extend the range of categories of eligible applicants to reflect current practice and the Ministerial Guidelines so that there are now likely to be more eligible candidates for rural housing overall, even within the areas under greatest pressure.

There is a risk that these proposed changes will increase the number of one off rural houses being built in the countryside which may have adverse impacts on the environment and undermine efforts to secure growth in the towns, as set out in the Core Strategy.

If implementation can ensure that objectives meet genuine sustainable rural housing needs then the overall impact for the population may be positive. Change 15.9 acknowledges that a regular monitoring and evaluation report would be of value to the Council and includes the monitoring of rural houses permissions on a list of ‘possible key indicators’ for monitoring. If rural house permissions are monitored then the Council will have the opportunity to assess the impact of these revised rural housing eligibility categories and makes changes to them if necessary.

Implications of this change to the Draft Plan for the environment

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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 4.4

RURAL BUSINESS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to RCI 4-7 as follows:

County Development Plan Objective
RCI 4-7: Full-Time Home-Based Business
in a Rural Area

Facilitate the housing needs of persons who can satisfy the Planning Authority of their long term commitment to operate a “bona fide” full time business from their proposed home in the rural area.

- Applicants must satisfy the Planning Authority that the business will contribute to and enhance the rural community and that the nature of their employment or business is dependent on its location within the rural area.

and

- The applicant must demonstrate their commitment to the proposed business through the submission of a comprehensive and professional Business Plan, and through submission of legal documentation that they have sufficient funding committed to start and operate the business.

The Planning Authority will normally regulate the programme of development, occupancy and use of the full-time home-based business by either an appropriate planning condition and/or enforceable legal agreement.

This objective applies to all rural housing policy area types.

Expected Outcome of implementing the change:

This change simply clarifies that both parts of the objective must be satisfied and will have no environmental effect.

Implications of this change to the Draft Plan for the environment

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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 4.5

GENERAL PLANNING CONSIDERATIONS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to paragraph 4.6.2 as follows:

All planning applications for houses in rural areas, regardless of the personal circumstances of the applicant or whether they qualify under specific social and economic criteria, have to be tested against a range of site specific planning and sustainable development criteria. Normally, the planning and sustainable development criteria, against which an application is assessed, would include the following:

- How the proposal relates to the overall strategy, policies and objectives of the County Development Plan and any relevant Local Area Plan;
- The settlement pattern of the area and whether the proposal would give rise to a ribbon of linear roadside frontage development or **excessive density of development**;
- Whether the siting, design and scale of the proposal is appropriate to the surroundings (**See Chapter 12**);
- **Whether the proposal involves excessive site excavation or mounding**;
- Whether the site is in an exposed or visually sensitive location (**See Chapter 13**);
- Whether the proposal is on a dangerous or high speed stretch of road (**See Chapter 10**);
- Involves access onto a National Primary or Secondary Route (**See Chapter 10**);
- Whether any proposed vehicular entrance would endanger public safety or give rise to a traffic hazard (**See Chapter 10**);
- Whether an excessive length of roadside hedgerow or trees need to be removed to provide an entrance (**See Chapter 12**);
- Whether the proposal would threaten drinking water supplies because there is an over-concentration of septic tanks / treatment plants and private wells in the area (**See Chapters 11 and 13**);
- Whether there are any sewage disposal, drainage, water supply or other environmental concerns (**See Chapters 11 and 13**);
- Whether there is a risk of flooding (**See Chapter 11**);
- Whether there are any pollution or public safety concerns (**See Chapter 13**);
- Whether the proposal would unduly affect other properties in the area (**See Chapter 12**);
- Whether there are any archaeological or other natural or cultural heritage factors involved (**See Chapter 12**); and
- Whether it is in an important landscape or nature conservation area (**See Chapters 12 and 13**).

Expected Outcome of implementing the change:

This change adds some new criteria for assessing the appropriateness of a development proposal and links the criteria to other chapters in the Plan where further guidance is available, enabling a



more complete assessment to be undertaken. This is a positive change which should help avoid inappropriate development.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 4.6

RIBBON DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert delete text and insert additional text to paragraph 4.6.7 as follows:

“Ribbon development” is formed by the development of a row of houses along a **rural road** ~~country road in rural areas~~ outside of settlement boundaries. The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Therefore, it is the policy of the Council to discourage development which would contribute to or exacerbate ribbon development (defined by Cork County Council as five or more houses on any one side of a given 250 metres of road frontage). Intending applicants are advised to consult with the Cork Rural Design Guide in relation to site selection.

Expected Outcome of implementing the change:

This change is a minor modification to the definition of ribbon development. It will have no significant impact.

Implications of this change to the Draft Plan for the environment

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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 4.7

REPLACEMENT DWELLINGS AND REFURBISHMENT OF A DERELICT DWELLING

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after Objective RCI 7-3 and before Objective RCI 7-4 as follows:

Replacement Rural Dwellings and Refurbishment of Derelict Dwellings in the Countryside:

In circumstances involving the replacement of an existing habitable dwelling, the Planning Authority will consider proposals for the replacement or refurbishment of such a house on a case-by-case basis having regard to the requirements of other relevant policies and objectives in this plan and subject to normal planning considerations. The definition of what constitutes a house will be as described in planning legislation. The policy in relation to the refurbishment of disused or derelict dwellings in rural parts of the County is outlined in objective RCI 7-4 below.

- 2) It is proposed to make a change to the draft plan to insert additional text to Objective RCI 7-4 as follows:

County Development Plan Objective
RCI 7-4: Refurbishment of a Derelict Dwelling

Encourage proposals for the sensitive renovation and conservation of existing disused or derelict dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this plan and provided that it satisfies the following criteria:

- The original walls must be substantially intact.
- The structure must have previously been in use as a dwelling.
- The dwelling must be physically capable of undergoing renovation / conversion without demolition.
- Where the building is derelict, a structural survey by a qualified engineer must be submitted as part of any planning application to include measures to protect the building from collapse prior to, and during, the construction works.
- The design, scale and materials used in any renovation / and or extension should be sympathetic to the character and setting of the existing dwelling.
- Mature landscape features are retained and enhanced, as appropriate.
- **No damage shall be caused to sites used by strictly protected wildlife.**

In the interests of clarity, the provisions of Objective RCI 2-2 (i.e. the 'Rural Generated Housing Need' requirement) and Objective RCI 6-4 (i.e. Occupancy Clause) will not apply except where the total or substantial demolition of the existing structure and a new dwelling is proposed.

Expected Outcome of implementing the change:

This change supports the replacement / refurbishment of existing dwellings and include reference to the need to protect sites used by 'strictly protected wildlife'. Refurbishment of existing houses or



replacement of existing houses should on balance have positive effect in that it reduces the consumption of greenfield land.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne					✓	✓	✓	✓	✓	



PROPOSED CHANGE NO. 4.8

KEY ISSUES FACING THE COASTAL ZONE OF CORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following additional text to paragraph 4.8.4 as follows:

Some of the key issues facing the coastal zone of Cork are:

- Lack of integration between regulatory bodies that control activities in the Coastal Zone;
- Greater public awareness of and involvement in environmental issues;
- Adaptation of the fishing industry to changes in the Common Fisheries Policy;
- Expansion of industries such as aquaculture which require an integrated response between land and sea;
- Adaptation and mitigation of the impacts of climate change in particular sea level rises, flooding and coastal erosion;
- Need to provide coastal protection for key social and economic assets;
- Economic decline in peripheral areas;
- Need for ongoing maintenance and upgrading of ports and facilities;
- Increased pressure for development. The results of the Rural Housing Study 2012, indicate that substantial rural housing growth has taken place in coastal parts of the County in recent years;
- Development of sustainable marine tourism opportunities;
- Exploitation of natural energy resources (i.e. Oil and Gas);
- Developing the potential of renewable energy resources in particular off shore wind and ocean energy;
- Increased pressure for development of recreational / amenity uses in coastal and marine areas **and enhanced recreational access to Cork Harbour,**
- **Impacts of flooding and coastal erosion on coastal communities.**

Expected Outcome of implementing the change:

This section of the plan lists the key issues facing the coastal zone in Cork. The change expands the list of issues to include pressure for enhanced recreational access to Cork Harbour and the impacts of flooding and coastal erosion. This section of the plan is just contextual information. This change will have no significant environmental effect.



Implications of this change to the Draft Plan for the environment

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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 4.9

CORK HARBOUR STUDY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following additional text after paragraph 4.8.17 as follows:

There has been a significant level of development to facilitate the marine leisure sector, to defend land, and to develop other marine activities within Cork Harbour. Some of this increases human activity within or close to intertidal habitats, and reduces the area of undeveloped intertidal habitat which is available for species of birds for which the Special Protection Area (SPA) has been designated. There is a concern that any further development which increases the level of access to estuarine habitats, or reduces the area of intertidal habitat available to birds within the SPA, may be unsustainable, having regard to the potential for such development to give rise to impacts on birds. The assessment of future proposals for development which could cause increases in human activity on shoreline habitats within the Cork Harbour SPA or which could reduce the area of intertidal habitat available to birds, must take account of the overall capacity of the SPA to absorb such development, and that future development of coastal recreation facilities in the harbour should only be permitted where it is found that they can be accommodated without causing significant disturbance to sensitive species or significant damage to habitats or conservation value.

Expected Outcome of implementing the change:

This change affects the section of the plan dealing with management of the coastal zone and Cork Harbour and outlines the importance of balancing development within the Cork Harbour with the needs of the Special Protection Area (shoreline / intertidal habitats for birds). The change comprises contextual text in relation to issues that will in practice be addressed through the statutory appropriate assessment process. The change does not alter the objectives of the plan and will therefore have no significant environmental effect. (Existing objective RCI 8-4 re balancing marine leisure development and nature conservation remains unchanged.)

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 4.10

COASTAL PROTECTION

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following additional text in paragraph 4.8.19 as follows:

New coastal protection schemes will be necessary in the future to protect coastal areas which are vulnerable to erosion. There are two approaches to coastal protection; Soft engineering which uses ecological principles / practices which support the natural processes and Hard engineering which is defined as controlled disruption of natural processes by using manmade structures. The cost of hard engineering structures and maintenance is high and therefore is generally only used to protect high value assets. Therefore, the role that retaining and enhancing coastal habitats such as beaches, sand dunes and wetlands can play as a sustainable and cost effective alternative, needs to be recognised as a key component of coastal protection and flood management. **Measures for coastal protection should be carefully assessed to ensure they are economically and environmentally justified.** See Chapter 13 - Green Infrastructure and Environment.

Expected Outcome of implementing the change:

This change affects the section of the plan dealing with Coastal Protection and highlights that new coastal protection schemes will be required in future and that individual projects will need to be justified on environmental / cost grounds.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 4.11

ISLANDS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following additional text after paragraph 4.9.7 and to objectives RCI 9-2 and RCI 9-3 as follows:

4.9.8 The Islands natural environment, biodiversity and heritage are one of their key resources and new development should acknowledge the environmental sensitivities of the area, with particular regard to nature conservation designations. Some islands are also used by colonies of breeding seabirds and breeding seals and these areas will require access restrictions during the breeding season.

County Development Plan Objective

RCI 9-2: Economic Development on the Islands

Support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands, **in a manner that is compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands.**

County Development Plan Objective

RCI 9-3: Development Proposals on the Islands

- (a)** Support sustainable development proposals that **are compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands; and** that contribute to the long term economic and social development of the islands.
- (b)** Prioritise development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- (c)** Exclude the development of individual second homes, instead encouraging proposals for the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of objective RCI 7-4.
- (d)** Ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.

Expected Outcome of implementing the change:

This is an environmentally positive change that highlights the environmental capacity constraints associated with the islands and will limit the potential for adverse impacts..



Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 4.12

ISLANDS IN METROPOLITAN CORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and insert additional text to paragraph 4.9.8 as follows:

Islands in Metropolitan Cork

The Midleton Electoral Area to the east of Cork City includes the islands of Haulbowline, Fota, Spike and the Great Island which includes the town of Cobh. The remaining parts of Great Island outside the town boundary are within the Metropolitan Greenbelt. Within the Midleton Electoral Area Local Area Plan, Haulbowline, Fota and Spike Island’s are designated as “Other Locations”. Spike Island which operated as a prison until 2004 has recently passed into the ownership of Cork County Council. This plan recognises that ~~both Haulbowline and Spike Island~~ all the Islands have significant roles to play in the future development of Cork Harbour. See also Chapter 6 - Economy and Employment and Chapter 8 - Tourism.

Expected Outcome of implementing the change:

This change clarifies all the Islands have significant roles to play in the future development of Cork Harbour. This is a factual clarification with neutral impact on the environment.

Implications of this change to the Draft Plan for the environment

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NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.



PROPOSED CHANGE NO. 4.13

CHANGE TO OBJECTIVE RCI 5-7 'STRATEGIC AND EXCEPTIONAL DEVELOPMENT'

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to objective RCI 5-7: Strategic and Exceptional Development as follows:

County Development Plan Objective
RCI 5-7: Strategic and Exceptional Development

Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised. **During the lifetime of the plan consideration will be given to the establishment of a Showgrounds, and ancillary facilities, located on the Munster Agricultural Society grounds, at Curraheen.**

Expected Outcome of implementing the change:

RCI 5-7 already makes provision for consideration to be given to development of a strategic and exceptional nature within the greenbelt. While the proposed change is not, and cannot be, a commitment to the giving of planning permission, the specific nature of the change is clearly intended to put such an application on a stronger footing than it would otherwise be

The nature and extent of what is envisaged by '*showgrounds and ancillary facilities*', the scale and the intensity of use envisaged is all unclear and its suitability for, and potential impacts on this greenbelt location is difficult to access.

However the location of a showgrounds and ancillary facilities within the Metropolitan Greenbelt is capable of being generally compatible with the overall objectives of the plan for the Metropolitan Green Belt. The environmental impact of particular proposals would depend on the size, scale, regularity of use and mix of uses proposed which can only be realistically assessed through the planning application process.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Recommendation

Therefore, while there is some uncertainty about the environmental impacts of this amendment to the plan, the careful assessment of the impacts of particular proposals at the planning application stage will provide adequate safeguards.



PROPOSED CHANGE NO. 4.14

INTEGRATED APPROACHES TO COASTAL ZONE MANAGEMENT

PROPOSED CHANGE

It is proposed to make a change to the Draft Plan to insert additional text to objective RCI 8-2 (a) as follows:

County Development Plan Objective
RCI 8-2: Integrated Coastal Zone Management

- (a)** Support the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County **including Cork Harbour.**
-
- (b)** Where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting integrated coastal zone management in a particular area.
- (c)** Continue to work with the relevant Government Departments and other relevant stakeholders in the promotion of integrated coastal zone management.
- (d)** Within Local Area Plans to identify those coastal areas that may have particular coastal zone management requirements and, where appropriate set out any requirement that may exist for special coastal management plans.

Expected Outcome of implementing the change:

This change clarifies that Cork Harbour is included in the development of an integrated approach to Coastal Zone Management. This is a factual clarification with neutral impact on the environment.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Chapter 5 Social and Community



PROPOSED CHANGE NO. 5.1

Ireland's Age Friendly Cities and Counties Programme

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert new paragraphs after paragraphs 5.7.3 as follows;

The county is participating in Ireland's Age Friendly Cities and Counties Programme, an initiative run by the World Health Organisation to encourage an age friendly society. The age-friendly county strategy is being developed with the aim to make the county an age-friendly county with all agencies working together to promote and maintain the best possible health and well-being for older people, and to make the county a great place to grow old.

The age-friendly approach will also benefit those people with impaired mobility, including those with physical disabilities, parents with young children and children themselves. The plan also aims to develop life-long communities with adequate housing, transport, preservation of local retail and services, and social and outdoor facilities for all age groups.

Expected Outcome of implementing the change:

Ensure the needs of older people, people with impaired mobility, including those with physical disabilities, parents with young children are taken into account in developing planning strategy and policy.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne			✓	✓	✓	✓	✓	✓	✓	



PROPOSED CHANGE NO. 5.2

OBJECTIVE SC 6-1: HEALTHCARE FACILITIES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert new text into Objective SC 6-1: Healthcare Facilities as follows:

County Development Plan Objective
SC 6-1: Healthcare Facilities

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities **to all sections of the community**, at appropriate locations, with good public transport links ~~as well as access for hospital vehicles and private parking.~~ **and parking facilities**

Expected Outcome of implementing the change:

This change will ensure the needs of all sections of the community are taken into account by the Council when considering the provision of future healthcare facilities.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne			✓	✓	✓	✓	✓	✓	✓	



PROPOSED CHANGE NO. 5.3

LINKING OF NEW OPEN SPACES WITH EXISTING SPACES TO FORM A GREEN INFRASTRUCTURE NETWORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to part (b) of Objective SC5-2: Quality Provision of Public Open Space as follows;

b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space **and promote linking of new open spaces with existing spaces to form a green infrastructure network.**

Expected Outcome of implementing the change:

This change will facilitate the delivery of green infrastructure corridors within many urban areas of the county. This improved green network will ensure that pockets of open space are connected and if delivered and managed in a sustainable manner, will prove to be an important element of the social infrastructure available in many towns.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne					✓		✓	✓		



PROPOSED CHANGE NO. 5.4

CROSS REFERENCE OF OBJECTIVE SC 5-5 WITH HE 2-3, GI 2-1 AND GI 3-1

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Objective 5-5 Recreation and Amenity Policy as follows;

‘Ensure the protection, and seek the enhancement and wise management of existing recreational facilities and public open space, and ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Council’s Recreation and Amenity Policy and having regard to the Council’s policy regarding the management of Green Infrastructure assets. **It is also intended that any enhancement and management of existing public open spaces and new developments will be in accordance with the Council’s policy on Biodiversity outside Protected Areas (HE2-3), the Council’s Green Infrastructure Strategy for County Cork (GI2-1) and Green Infrastructure – New Developments (GI3-1).**

Expected Outcome of implementing the change:

This is an important factual change to the text of the plan which will ensure that the management of open space is in accordance with the relevant Council policy on protecting Biodiversity in protected and unprotected areas.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne							✓	✓		



PROPOSED CHANGE NO. 5.5

CLARIFICATION OF PROVISION OF ANCILLARY FAMILY ACCOMMODATION (GRANNY FLATS)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend the Sub section heading 'Provision of Ancillary Family Accommodation in Residential Areas (Granny Flats)as follows:

'Provision of Ancillary Family Accommodation ~~in Residential Areas~~ (Granny Flats)'

Expected Outcome of implementing the change:

This change simply amends a sub title within Chapter 5. It will have no significant effect.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 5.6

Clarification regarding childcare facilities guidelines

Proposed Change

It is proposed to insert additional text to paragraph 5.3.2 as follows:

The 2001 Childcare Facility Guidelines for Planning Authorities place an emphasis on the role planning has to plan in delivering childcare facilities. **In having regard to the Guidelines on Childcare Facilities for Planning Authorities, the Council will take account of existing childcare provision when considering new childcare / crèche facilities provision as part of residential development in order to avoid over provision of these facilities.** The Council is committed to working with the County Childcare Committee in developing optimum facilities at the right locations throughout the County.

Expected Outcome of implementing the change:

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Chapter 6 Economy and Employment



PROPOSED CHANGE NO. 6.1

TABLE 6.1 'EMPLOYMENT HIERARCHY'

PROPOSED CHANGE:

It is proposed to make a change to the draft plan to amend Table 6.1 "Employment Hierarchy as follows:

Table 6.1: Employment Hierarchy		
	Principal Locations	Overall Strategy
Cork Gateway Locations & Mallow Hub Town	City Environs & Cork Airport Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh (inc. Marino Point), Little Island, Middleton, Monard, Ringaskiddy, Whitegate, Kilbarry, Mallow South Environs including Cork Science and Innovation Park, at Curraheen	Strategic Employment Areas suitable for larger scale development at Carrigtwohill, Little Island, Ringaskiddy, Kilbarry and Whitegate. Specialised roles for Cork Airport, Cork Science and Innovation Park & Marino Point. Seek funding and prioritise to ensure the advance provision of infrastructure. Identify a choice of sites for large, medium & small enterprise/business/industry.
Clonakilty	Clonakilty	Enhanced employment function with a regional focus Infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.
Other Main Towns and Key Villages	Bandon, Bantry, Buttevant , Castletownbere, Charleville , Clonakilty* , Dunmanway, Fermoy, Kanturk , Kinsale, Macroom, Millstreet , Newmarket , Mitchelstown, Schull , Skibbereen, Youghal and Key Villages Other Main Towns	Focus on local catchment employment. Infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.
Key Villages	All Key Villages	Focus on local catchment employment.
		Support agriculture, fishing & food processing sectors.



Rural Areas		Encourage rural diversification (especially tourism but also on and off farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming) and support innovation in indigenous enterprise.
*Clonakilty: Enhanced employment function with a regional focus		

Expected Outcome of implementing the change:

Table 6.1 summaries the proposed employment hierarchy that will exist in Cork upon the adoption of the Draft Plan. The proposed amendment sees the inclusion of a number of new towns, particularly in the other towns’ category. The proposed change also sees the introduction of new categories, Clonakilty and Key Villages, within the employment hierarchy.

This change is primarily a reorganisation of Draft Table 6.1. The new towns that were included were originally left out in error. It does not change the policy or objectives of the plan and the change will have no significant environmental impact.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 6.2

OBJECTIVE EE 4-1 STRATEGIC EMPLOYMENT AREAS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Objective EE4-1 “Strategic Employment Areas” as follows:

- Promote the development of Strategic Employment Areas suitable for large scale developments at Carrigtwohill, Kilbarry, Little Island, Ringaskiddy and Whitegate **where such development is compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour.**
- Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Centres

Expected Outcome of implementing the change:

This change ensures that additional regard will be given to all relevant environmental policies when considering application for large scale developments in Cork harbour.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne							✓	✓		✓



PROPOSED CHANGE NO. 6.3

BOTTLEHILL LANDFILL SITE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert a new paragraph after paragraph 6.4.11 as follows:

The Bottlehill Landfill Facility is a significant piece of existing infrastructure with scope for a specialised role in the area of integrated waste management and waste to energy (See Section 11.7 Waste)

Expected Outcome of implementing the change:

This is a factual change recognising the existence of Bottlehill as a modern waste facility. The change ties into waste management policies as set out in Chapter 11, section 11.7 of the draft Plan. It will have no significant environmental effect.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 6.4

RELOCATION OF INDUSTRIES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete part of paragraph 6.4.12 and add additional text as follows:

In some circumstances, significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres. Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans. However, in cases where the zoned land is not available or clearly unsuitable for a particular industrial use, consideration may be given to more sustainable, alternative locations outside or close to the town. ~~subject to normal proper planning considerations.~~ **The Council will support the establishment and expansion of these industries, which by virtue of their unique characteristics, renders them unsuitable to be located within towns or on zoned lands, subject to normal planning considerations.**

Expected Outcome of implementing the change:

The current plan text indicates that *consideration may be given* to the relocation of some large scale industrial uses from town centres to other lands zoned for such uses in the LAP, or, if the zoned land is unavailable or clearly unsuitable, to other more sustainable, alternative locations outside or close to the town, subject to normal planning considerations. The plan recognises that facilitating industry to relocate in this way may confer wider amenity and other benefits on a town as a whole. The text in the existing draft plan deals with the relocation of *existing industries*.

It is the intention of this proposed change is to provide stronger support for the relocation of existing large scale industries that are located close to town centres which may no longer be compatible with modern standards of amenity or safety for town centre areas. The draft plan states that the first course of action is to seek an alternative site on appropriate ‘zoned’ land. Where the ‘zoned’ land is not appropriate alternative locations may be considered. The effect of the amendment now proposed is to strengthen the draft plan text by indicating that the County Council will support the establishment and expansion of industries that are relocating having followed the sequential approach to site selection set out in the preceding sentences of the draft plan.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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?	✓		✓	✓	✓		✓		✓	
Ne										

Recommendation

There may be some danger that the word ‘establishment’ is misinterpreted to mean the relocation of any new industry and its establishment in a new out of town location. An alternative word to have used, perhaps less prone to misinterpretation, could have been “relocation”.



While there is some uncertainty about the environmental impacts of this amendment to the plan, the careful assessment of the impacts of particular proposals at the planning application stage will provide adequate safeguards. On balance, provided the text is interpreted as intended this policy should have a largely positive impact on the environment.



PROPOSED CHANGE NO. 6.5

OBJECTIVE EE4-4 INDUSTRY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Objective EE4-4 as follows:

County Development Plan Objective
EE 4-4: Industry

Promote the development of industry in appropriate locations through the Local Area Plans with:

- Good access for heavy goods vehicles to the National Road network without the need to travel for long distance through urban areas;
- Access to public transport and facilities for walking and cycling.
- **Generally low environmental sensitivity**

Prioritise the provision of infrastructure to support the development of those areas identified.

Protect existing industrial development from other inappropriate development in nearby locations where this would adversely affect the industrial operation or its sustainable future development.

Protect areas of industrial development from other inappropriate development, such as residential or ‘enterprise’ development and retailing.

Identify a sufficient supply of land which is suitable for distribution industry development and which allows for safe and efficient access to the local and National road network in compliance with NRA guidance. **See also Objective TM 3-1: National Road Network (c) and (d)**

•

Expected Outcome of implementing the change:

This change is intended to ensure that environmental sensitivity is considered when determining the location of future industry in the Local Area Plans. It will ensure that industrial activities are, for the most part, located in or near areas of generally low environmental sensitivity.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne					✓	✓	✓	✓		✓



PROPOSED CHANGE NO. 6.6

PARAGRAPH RE. RINGASKIDDY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text from Paragraph 6.6.4 as follows:

In principle, Ringaskiddy will handle the container business which will use ~~largely~~ road based transport. Marino Point with its rail connections has significant potential to handle bulk goods which are more amenable to a rail based transport solution. Whitegate also has an important role in providing a relocation opportunity for energy related industries.

Expected Outcome of implementing the change:

This change relates to the port related activity in Ringaskiddy and seeks to omit the potential for use of other none road based forms of transport for the container business, supporting the sole use of road based access. This change is put forward on the basis that assessment has shown that road transport is the only available mode.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 6.7

PARAGRAPH 6.6.5 ON ECONOMIC ROLE OF CORK HARBOUR

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text to Section 6.6.5 as follows:

Cork County Council is committed to the relocation of port facilities to Ringaskiddy and Marino Point, **where this can be achieved in a manner that is compatible with environmental, landscape and nature conservation designations that pertain to the harbour area, and is in compliance with Article 6 of the Habitats Directive.**

Expected Outcome of implementing the change:

This change relates to the economic role of Cork Harbour. It recognises that while the Council is committed to relocation of port facilities to Ringaskiddy and Marino Point, this can only happen in a manner that respects the environmental designation in Cork Harbour.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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?										
Ne					✓	✓	✓	✓		✓



PROPOSED CHANGE NO. 6.8

PARAGRAPH 6.6.9 ON ECONOMIC ROLE OF CORK HARBOUR

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and add additional text to Section 6.6.9 as follows:

~~However, these employment and industrial opportunities must respect the Harbours unique natural environment in order to maximise the Harbours full potential.~~ **In parallel with its economic role, the environmental, heritage and ecological values of the Harbour are very important. Developing the harbour in a sustainable manner to include the safeguarding of its key environmental and heritage resources will be critical if the full potential of the Harbour is to be realised.** It is recognised that the full potential of the harbour could best be realised through a more integrated approach to its planning and development. In this regard, the Council are currently finalising a Draft Cork Harbour Study which looks at the future development of lands around the harbour. See Chapter 4 Rural Coastal and Islands.

Expected Outcome of implementing the change:

This change relates to the development of Cork Harbour. It recognises that while the Harbour an important economic function, there is a need to protect the key environmental and heritage resources that the Harbour offers.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne										✓



PROPOSED CHANGE NO. 6.9

OBJECTIVE EE9-1: BUSINESS DEVELOPMENT IN RURAL AREAS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete the word especially and to add additional text to Objective EE9-1 as follows:

County Development Plan Objective
EE 9-1: Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged ~~especially~~ where:

- The scale and nature of the proposed new business are appropriate to the rural area, **and are in an area of low environmental sensitivity.**
- The development will enhance the strength and diversity of the local rural economy,
- The proposal will not adversely affect the character and appearance of the landscape,
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal,
- The proposal has a mobility plan for employees home to work transportation,
- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene; and
- The provision of adequate water services infrastructure.
- **Provision of a safe access to the public road network [See Objective TM 3-1: National Road Network (c) and (d)].**

Expected Outcome of implementing the change:

This change affects the criteria used in determining the appropriateness of future business related developments in rural areas. Part a of the objective is amended to ensure that proposals are generally located in areas of low environmental sensitivity. A new criterion has been included to ensure that proposals will only be permitted where safe access to the public road can be provided. In terms of environmental impact, this proposed change will ensure that environmental sensitivity is considered as part of the application process.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓					✓			✓



PROPOSED CHANGE NO. 6.10

Supplementary text regarding Cork Harbour

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to objective EE 6-2 Cork Harbour as follows:

County Development Plan Objective

EE 6-2: Cork Harbour

- a) Protect lands for port related developments at Ringaskiddy.
- b) Support the upgrade of the N28 to accommodate the expansion of Ringaskiddy Port.
- c) Protect lands for port related development at Marino Point.
- d) Protect harbour side land for industrial and marine related developments dependant on access to deep water unless able to demonstrate a strong need or significant economic benefit for other such development of harbour side lands, relative to alternative sites inland.

All development will be carried out in a manner that is compatible with other Harbour activities, **taking account of residential amenity, tourism and recreation** as well as with the nature conservation values of the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation.

Expected Outcome of implementing the change:

This change relates to the development of Cork Harbour. The change will ensure that residential amenity, tourism and recreation issues are considered when determining development proposals in the area. This is a positive change that will ensure that compatible activities are encouraged in and around Cork Harbour.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne			✓	✓	✓	✓	✓	✓		



Chapter 7 Town Centres & Retail



PROPOSED CHANGE NO. 7.1

TABLE 7.1 RETAIL NETWORK/HIERARCHY

PROPOSED CHANGE

Table 7.1 Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)			
Type	Locations	General Retail Function and Policy	Objective
Metropolitan	Cork City Centre	Principal urban centre in the county and region. Centre for high order comparison shopping and functions of a specialist nature.	TCR 4-2: Recognise Cork City Centre as the primary retail centre, particularly for higher order comparison goods, and to promote and enhance Cork City Centre in order to sustain its competitiveness in line with its designation as a 'Gateway' City.
Regional	Mallow Clonakilty	Hub Towns and other towns performing an important regional retail function, particularly comparison, beyond their immediate catchment. Convenience retail at level to support own catchment. Comparison with no upper limit provided location and other normal planning considerations are acceptable. Planned retail parks can be considered where a justification is evident and any adverse effects on the town centre can be avoided.	TCR 4-3: Support and develop the role of Mallow and Clonakilty as important retail centres in the North and West of the County while ensuring the vitality and vibrancy of their town centres is retained and enhanced.
Sub-Regional /Large Metropolitan Towns	Ballincollig Carrigaline Cobh and Midleton	Perform an important sub county retail role and generally include a good range of convenience provision and a modest varied provision of comparison offer. Such towns generally serve a large rural catchment. Preference for retail park developments to locate in or adjacent to the Town Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-5: Support the vitality and viability of the metropolitan towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.



Sub-Regional / Metropolitan Cork District Centres (existing and proposed)	Existing: Blackpool Douglas Mahon Point Wilton	Districts –Established centres generally characterised by a large convenience/comparison anchor, a range of low order comparison outlets, local retail facilities, ancillary specialist convenience outlets, community and social facilities. Primarily to serve their catchments Preference for retail park developments to locate in or adjacent to District Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-4: Support the vitality and viability of District Centres to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping, in order to protect the primacy of Cork City Centre.
	Proposed Ballyvolane Cork Docklands Holyhill		
Sub-Regional / RingTowns/ Large County Towns	<u>Ring Towns:</u> Youghal Macroom Bandon Fermoy Kinsale <u>Larger Towns:</u> Mitchelstown Charleville Skibbereen Bantry Kanturk.	Ring and Larger County Towns which generally perform important sub-county retailing functions and include some of the major retailing chains, particularly convenience. In general these have a population in excess of 5,000 or are designated as Ring Towns in consecutive plans. Cautious approach to out-of-centre retail warehousing.	TCR 4-6: Support the vitality and viability of the Ring and Larger towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
Smaller Metropolitan Towns	Carrigtwohill Glanmire Passage West Blarney Monard	Small towns within the metropolitan area which perform an important retail role for their catchment. Cautious approach to out-of-centre retail warehousing.	TCR 4-7: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.
Smaller County Towns	Millstreet Castletownbere Dunmanway Newmarket	Smaller County towns generally with a population of 1500 or less. Often they provide basic convenience shopping, either in small supermarkets or convenience shops. Comparison shopping is often small scale e.g. hardware, retail pharmacies and clothes	TCR 4-8: To support the vitality and viability of the Smaller County Towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve



	Schull Buttevant	shops. Cautious approach to out-of-centre retail warehousing.	the needs of the community and respective catchment areas.
Neighbourhood Centres and Large Villages centres	Unnamed	<p>Neighbourhood centres and large villages provide important top up and day to day shopping and retail service requirements. Typically characterised by an appropriately scaled convenience offer and ancillary retail services and serve a small, localised catchment population.</p> <p>Opportunities for development of new neighbourhood centres will be identified in the Development Plan or Local Area Plans as appropriate where significant additional population growth is planned or where gaps in existing provision are identified.</p> <p>The day to day shopping needs of workforce populations will be taken into consideration in assessing the appropriate scale for future retail developments in major employment centres subject to the other policies and objectives set out in this plan. It is not appropriate to over provide in such locations in order to draw customers in from other areas where it could impact adversely on the vitality and viability of existing town centres and to undermine the retail hierarchy.</p>	TCR 4-9: To support, promote and protect neighbourhood centres and large village centres and which play an important role in local shopping for residents and provide a range of essential day to day services and facilities.
Village and Local Retail Facilities	Unnamed	Local retail facilities which provide a valuable role in the communities they serve.	TCR 4-10: To support, promote and protect villages, local centres, and corner shops which provide an important retail service at the local level.

Expected Outcome of implementing the change:

This change affects the proposed retail hierarchy within Cork City and County. There are two elements to the change. The first element is a factual change that simply defines what areas fall within the Metropolitan towns category and the metropolitan district centres category.

The second and more significant change introduces a retail function for “Major Employment Centres” within the Neighbourhood Centre/ Large Village centre level of the retail hierarchy.

In assessing this change, it is important to consider the Ministerial Retail Planning Guidelines which are based on retail provision following the settlement hierarchy of an area, serving the retail needs of



resident populations and *resident population growth*, based on the principle of people being able to shop close to where they live.

The Retail Planning Guidelines and draft plan polices promote town centres as the preferred location for retail development. This change provides a measure of flexibility in making provision for the day to day retail needs of major employment locations. In the metropolitan Strategic Planning Area, these locations could have working day populations in the order of 6,000 persons, and it is, therefore important that controls on the scale of this type of development will protect the retail function of existing town or village centres.

Providing this proposed change is applied only in the wider context of the draft plan policies and objectives for neighbourhood centres (i.e. that these are 'Typically characterised by an appropriately scaled convenience offer and ancillary retail services and serve a small, localised catchment population') then it is considered that the additional flexibility in location for this mainly convenience retailing could lead to a reduction in the need to make journeys for day to day shopping purposes and therefore reduce the overall environmental impacts of the plan. Based on the caveats written into the proposed change it is considered that the proposal would on balance not impact unduly on existing town centres and would have a neutral impact.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 7.2

TABLE 7.2 – RETAIL FLOORSPACE DISTRIBUTION

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace existing Table 7.2 Floorspace Distribution with a revised Table as follows:

Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area			
Location	Comparison	Convenience	Bulky/R. Warehouse
Cork City Centre	63,081	20,291	--
Suburban Centres	24,961	--	--
Rest of Metropolitan	16,397	22,882	--
Total	104,439	43,173	57,555

with the following:

Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area			
Location	Comparison	Convenience	Bulky/R. Warehouse
Cork City Centre and Suburban Centres	63,081 (Cork City) 24,961 (Suburban Centres)	20,291 (City and Suburban Centres including Douglas and Ballyvolane)	--
Rest of Metropolitan	16,397	22,882	--
Total	104,439	43,173	57,555

Expected Outcome of implementing the change:



This change is a factual change to the text of the plan, combing 2 rows from table 7.2 into one. It does not affect the detail of the objectives of the Plan and will therefore have no environmental impact.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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?										
Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 7.3

PARAGRAPH REGARDING COMPARISON RETAILING DISTRIBUTION

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to paragraph 7.7.6 as follows:

The Large Metropolitan towns of Midleton and Carrigaline in particular have been identified as having additional capacity for comparison floorspace. Ballincollig and Cobh also have potential although the excessive vacancy levels in these centres needs to be dealt with proactively. **When considering new retail proposals consideration will be given to the suitability of existing vacant units in terms of size, type and location for any proposed new development”**

Expected Outcome of implementing the change:

This change, which relates to the text of the plan, is proposed so as to ensure that the potential for the reuse of vacant retail units is given additional consideration when determining the location for future retail developments.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓				✓	✓	✓
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?										
Ne					✓	✓	✓			



PROPOSED CHANGE NO. 7.4

SUPPORT OCCUPANCY OF VACANT RETAIL WAREHOUSING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include an additional paragraph after Paragraph 7.10.3 as follows:

In established retail warehousing locations the Council will where feasible encourage the occupation of existing vacant retail warehouse units in preference to the provision of new retail warehousing floorspace. Other alternative uses for such vacant units will be considered on their merits subject to compliance with the other policies and objective in this plan.

Expected Outcome of implementing the change:

This change, which is similar to Change 7.4, relates to the location of future retail warehousing developments. It signals the County Council intent to ensure that the occupation of vacant retail warehousing is prioritised over the provision of additional warehousing floorspace on greenfield sites. It also seeks to encourage the redevelopment of vacant retail warehousing subject to compliance with other provisions within the Plan.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓				✓	✓	✓
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?										
Ne					✓	✓	✓			



PROPOSED CHANGE NO. 7.5

TEXT REGARDING ROLE OF MUNICIPAL DISTRICT COMMITTEES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text to paragraph 7.2.3 as follows:

The aim of this plan is to support and further develop the role of town centres in their evolution as inclusive, diverse and attractive service, recreational and living centres for residents and visitors alike. Creativity and innovation will be promoted which contribute to the personality of individual town centres and respects their existing character. Our town centres are a tourism resource. The Council's Municipal District Committees will have an important role to play.

Expected Outcome of implementing the change:

This change seeks to support the development of the various town centres around the county. it promotes creativity and innovation in responding to the unique challenges within each town. Promoting the redevelopment of town centres is a more sustainable option to facilitating development on Greenfield out of town centre locations. The implementation of this change will also encourage brownfield regeneration within town centres.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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Ne										



Chapter 8 Tourism



PROPOSED CHANGE NO. 8.1

PROTECTION OF TOURIST ASSETS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and include additional text to Paragraph 8.2.2 as follows:

Some of these areas may have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of the area such areas. Development of 'heritage' related tourism activity should be directed only to areas that have been identified to have capacity to absorb increased visitor activity, without causing damage or deterioration to the heritage features of the site or area, or to the surrounding landscape. See also Chapter 4 Rural Coastal and Islands, Chapter 12 Heritage and Chapter 13 Green Infrastructure and Environment.

Expected Outcome of implementing the change:

This change, which was recommended by the Natura Impact Assessment, seeks to ensure that the environmental character and heritage features of important tourist areas in the County is not compromised by inappropriate tourism related developments.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓				✓	✓	✓
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?										
Ne					✓	✓	✓			



PROPOSED CHANGE NO. 8.2

MARINE LEISURE DEVELOPMENT AND THE ENVIRONMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include additional text in Objective TO 4-1 as follows:

County Development Plan Objectives
TO 4-1: Developing the Marine Leisure Sector

a) Develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources, **in a manner that is sensitive to the natural and cultural heritage resources of our coastal zone, and complies with relevant environmental legislation including the Habitats, Birds, Water Framework, Floods, SEA and EIA Directives.**

b) Support the development of sustainable recreation and activity-related marine tourism developments at appropriate locations along the coastline and in the vicinity of the inland waterways and lakes where these are compatible with environmental and heritage sensitivities with identified sites.

Expected Outcome of implementing the change:

This change, which was recommended by the Natura Impact Assessment, seeks to ensure that relevant environmental legislation is considered when assessing marine leisure related development proposals.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓	✓			✓	✓	✓
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Ne						✓	✓			



PROPOSED CHANGE NO. 8.3

GREENWAYS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include additional text to Paragraph 8.7.9 as follows:

There are other potential opportunities for walking routes and cycleways existing around the county such as along the disused Midleton to Youghal rail line and parts of the disused Mallow – Fermoy – Lismore rail line, and the Council will work with local communities and encourage their development throughout the County.

- 2) It is proposed to make a change to the draft plan to delete text and include additional text to Objective TO 7-1 as follows:

**County Development Plan Objectives
TO 7-1: Walking/Cycling and Greenways**

Promote the development of walking and cycling routes throughout the County as an activity for both international visitors and local tourists ~~subject to compliance with relevant environmental and Heritage related objectives~~ **in a manner that is compatible with nature conservation and other environmental policies.**

Expected Outcome of implementing the change:

This change relates to the provision of “greenways” around the County. The change, which relates to both the text of the plan and to objective TO 7-1, makes reference to a possible new route between mallow and Lismore. The change to the objective seeks to ensure that these routes are provided in a manner that respects nature conservation designations and relevant environmental legislation.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne						✓	✓			



PROPOSED CHANGE NO. 8.4

TOURIST FACILITIES

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and include additional text to Objective TO 9-1 as follows:

County Development Plan Objectives
TO 9-1: Tourist Facilities

- a) Encourage tourism - related facilities, including accommodation and other developments within existing settlements subject to normal site suitability considerations where they can best support the provision of services and the general economic vitality of the settlement.
- b) Consider tourism - related developments outside settlements ~~in environmentally sensitive locations~~ at an appropriate scale and balance ~~with regard to the limited environmental capacity,~~ **having regard to the pertaining environmental conditions and sensitivities**, scenic amenity and availability of services.
- c) Support environmentally sensitive small-scale tourism enterprises including agri-tourism enterprises and eco-tourism initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities **where these are compatible with environmental legislation..** A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on an appropriate scale.
- d) Encourage and facilitate the delivery of suitably scaled tourism related retail developments and initiatives in settlements and established tourist attractions **where these are compatible with environmental legislation..**
- e) Support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the sustainable economic development of the County while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.

Expected Outcome of implementing the change:

This change relates to objective TO 9-1 and concerns the provision of tourist facilities around the County. The change ensures that adequate consideration is given to environmental conditions and sensitivities when determining planning applications for tourist facilities.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne						✓	✓			



PROPOSED CHANGE NO. 8.5

Revised Paragraph on tourism Development and facilities

Proposed Change

It is proposed to make a change to the draft plan to insert additional text to Paragraph 8.9.7 as follows;

Both the County Council and the NRA recognises the necessity to facilitate ready access to the many tourist destinations around the country. In this regard the **sensitive improvement of access infrastructure and the** provision of clear and consistent tourist signage is an essential element in assisting the motoring tourist to locate **and access** such attractions in a safe and efficient manner. The tourism signage policy will be implemented in consultation with local authorities, Department of Tourism, Culture and Sport, Fáilte Ireland and other tourism interests in order to ensure the provision of appropriate signage for the principal tourist destinations.

Expected Outcome of implementing the change:

This change is a minor modification to the section relating to improving access to tourist facilities. It will have no significant impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Chapter 9 Energy and Digital Infrastructure



PROPOSED CHANGE NO. 9.1

OBJECTIVE ED 3-2 WIND ENERGY PROJECTS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text from Objective ED 3-2 and replace with new text as follows:

**County Development Plan Objective
ED 3-2: Wind Energy Projects**

On-shore wind energy projects should focus on areas considered 'Acceptable in Principle' and areas "Open to Consideration' and generally avoid ~~areas identified as unsuitable' for wind energy developments~~ **"Normally Discouraged"** areas in this Plan.

Expected Outcome of implementing the change:

The proposed change corrects the language used in identifying the areas where proposals for on shore wind energy should focus, bringing the language in line with that used in figure 9.3 to identify the geographic area concerned. This change is a factual correction and will have no environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 9.2

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and add additional text to Paragraph 9.3.1.2 as follows;

In this plan, ~~large-scale~~ commercial wind energy developments are those wind energy developments where the primary purpose is to generate electricity for connection to the grid **irrespective of their scale**. Other policies apply to the planning of wind energy developments where the primary objective is to generate electricity for use on-site ~~and not necessitating a grid connection~~ (sometimes called: ‘auto-producers’, see paragraphs 9.3.16). This approach facilitates ~~large-scale~~ commercial wind energy development in approximately 55% of Cork County with the remaining 45% unlikely to be suitable.

Expected Outcome of implementing the change:

This change acknowledges that ‘commercial’ wind energy development can be of any scale. This change will have no environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 9.3

OBJECTIVE 3-4 "ACCEPTABLE IN PRINCIPLE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text at the end of Objective ED 3-4: Acceptable in Principle" as follows:

**County Development Plan Objective
ED 3- 4: Acceptable In Principle**

~~Large scale~~ Commercial wind energy development is normally encouraged in these areas subject to protection of residential amenity particularly in respect of noise, shadow flicker, and visual impact and **the requirements of the Habitats, Birds, Water Framework, Floods and EIA Directives.'**

Expected Outcome of implementing the change:

This change modifies the objectives to indicate that development is only acceptable in principle where it meets the requirements of the various European directives.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 9.4

OBJECTIVE ED 3-5 "OPEN TO CONSIDERATION" AREAS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to revise the text of Para 9.3.14 and Objective ED 3-5 "Open to Consideration" areas as follows:

Open to Consideration': This area comprises almost 50% of the County area. Within these areas there are locations that may have potential for wind farm developments but there are also some environmental issues to be considered. This area has variable wind speeds and some access to the grid. Urban areas, metropolitan/town green belts, ~~Natura 2000 Sites (SPA and SAC) or areas affecting their integrity,~~ and Natural Heritage Areas (NHA's) within this area are not generally considered suitable for wind farm developments. **The area excludes Natura 2000 sites. Any proposals within Freshwater Pearl Mussel Sub Basin Catchments or in other sensitive catchments must be able to demonstrate that they have been designed in a manner which prevents any risk of peat slippage or erosion; and ensures the ongoing protection of water quality and the maintenance of natural hydrological processes.** ~~or in the vicinity of SACs designated for habitats or species which require the protection of high standards of water quality or stable hydrological regimes will need to ensure protection of water quality and levels in any such sensitive river catchments.~~ The cumulative effect of wind energy developments with regard to landscape and visual impacts and also impacts on Natura 2000 sites will also be a consideration. **High design standards in terms of environmental protection measures are likely to be required to be included in projects located in sensitive catchments.**

County Development Plan Objective

ED 3-5: Open to Consideration

Large scale Commercial wind energy development is open to consideration in these areas where proposals can avoid adverse impacts on:

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- ~~Are located in areas with unviable Wind Speeds (<7.5m/s);~~
- ~~The development boundary of urban~~ Urban areas and Metropolitan/Town Green Belts;
- Natura 2000 Sites (SPA and SAC), Natural Heritage Areas (NHA's) or adjoining areas affecting their integrity;
- Architectural and archaeological heritage;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.



Expected Outcome of implementing the change:

This change rewords the text and objective to strengthen the protection afforded to sensitive environmental receptors, designated sites etc and will have positive environmental effects.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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Ne										



PROPOSED CHANGE NO. 9.5

PARAGRAPH AND OBJECTIVE ED 3-6 “NORMALLY DISCOURAGED”

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and add new text to Paragraph 9.3.15 and Objective ED 3-6 “Normally Discouraged” as follows:

Normally Discouraged’: These areas (coastal areas, some areas in North Cork, Cork Harbour and the Lee Valley) are normally not suitable for large-scale commercial wind farm developments due to their overall sensitivity arising from ecological, landscape, amenity, recreational, settlement, considerations.

County Development Plan Objective
ED 3-6: Normally Discouraged

Large-scale Commercial wind energy developments will be discouraged in these areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments). Only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered.

Expected Outcome of implementing the change:

This change acknowledges that ‘commercial’ wind energy development can be of any scale. This change will have no environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 9.6

OBJECTIVE ED 3-7: OTHER WIND ENERGY DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and add text to Objective ED 3-7 “Other Wind Energy Developments” as follows:

**County Development Plan Objective
ED 3- 7: Other Wind Energy Development**

~~In considering these proposals, the Council will take account of impacts on:~~ **The Council will consider proposals where it can be shown that significant impacts on**

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- ~~The development boundary of~~ **Urban areas and Metropolitan/Town Green Belts;**
- ~~Natura 2000 Sites (SPAs and SACs) and Natural Heritage Areas (NHA’s) and protect their integrity as generally considered inappropriate for auto producers;~~ **Sites designated for nature conservation, protected species and habitats of conservation value;**
- Architectural and archaeological heritage **and;**
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas **can be avoided.**

Expected Outcome of implementing the change:

This change brings clarity to the circumstances in which other wind energy development will be considered. This change will have a positive environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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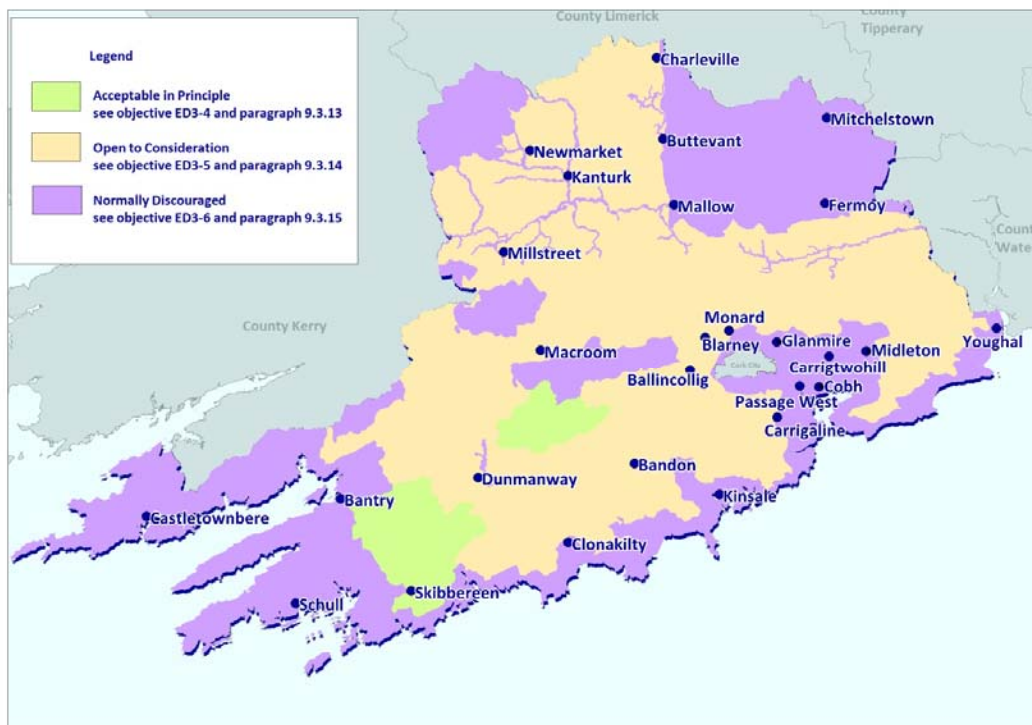


PROPOSED CHANGE NO. 9.7

FIGURE 9.3 WIND ENERGY STRATEGY MAP

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete Figure 9-3 Wind Strategy Map and replace with revised Wind Strategy Map which shows all Natura 2000 sites within the “Normally Discouraged” area as follows:



Expected Outcome of implementing the change:

This change comprises a revised map with all Natura 2000 sites within the “Normally Discouraged” area. This is a very positive change as the previous map showed some Natura sites within the open to consideration area. This change will have a positive environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne										



PROPOSED CHANGE NO. 9.8

WIND DEPLOYMENT AREAS BUFFER ZONES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert a new paragraph after Objective ED 3-6 “Normally Discouraged” as follows:

The area shown as “Normally Discouraged” on Figure 9.3 includes provision for a buffer of 800m around coastal and inland wetland SPAs (Ballymacoda Bay, Cork Harbour, Clonakilty Bay, the Gearagh SPAs) and 500m around upland SPAs (Stack’s to Mullaghareirks, West Limerick Hills and Mount Eagle Bog SPA and Mullaghanish to Mushermore Mountain SPA).

Expected Outcome of implementing the change:

This change comprises a revised map with all Natura 2000 sites within the “Normally Discouraged” area. This is a very positive change as the previous map showed some Natura sites within the open to consideration area. This change will have a positive environmental effect.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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Ne										



PROPOSED CHANGE NO. 9.9

OBJECTIVE ED 4-1 HYDRO-ELECTRICITY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to revise text and insert new text in Objective ED 4-1 “Hydro-Electricity” as follows:

County Development Plan Objective
ED 4-1: Hydro-Electricity

Encourage the sustainable development of hydroelectric power generation and small hydro power developments, especially when developed in combination with other forms of renewable energy infrastructure, such as wind farms energy, in accordance with relevant guidelines and policies. **the requirements of the Habitats, Birds, Water Framework, Floods, SEA and EIA Directives.**

By virtue of their nature, proposals for development of hydro electric schemes are unlikely to be suitable for locations within sites designated for nature conservation, or for the protection of fisheries.

Expected Outcome of implementing the change:

This change brings greater clarity to this objective, highlighting the need to have regard to European Directives.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 9.10

ELECTRICITY NETWORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text in Paragraph 9.6.2 as follows:

The siting of overhead power lines can have a significant impact on the visual character of an area. **Proposals for connections to renewable energy developments should where practical be fully assessed as part of the renewable energy application.** Therefore, When processing applications involving the siting of electricity powerlines and other overhead cables, the following should be considered:

- Avoid areas of high value landscape where practical;
- Avoid sites and areas of nature conservation and archaeological interest;
- Minimise their visual impact;
- Consider the use of underground technology in areas of special sensitivity where appropriate. The best option (underground or overhead) for each particular site will be chosen having regard to the particular conditions or sensitivities pertaining to the site

Expected Outcome of implementing the change:

This change, which relates to the grid connections serving renewable energy project, seeks to ensure that appropriate consideration is given to the siting of supporting infrastructure for renewable energy projects at the planning application stage. This is an important change as the siting of these grid connections can have an even more detrimental impact on the character on an area that the renewable energy project site. By ensuring that additional consideration is given to the locating of grid connections at the application stage, greater protection will be afforded to both the public and important landscapes from these utilities.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 9.11

Transmission Network

Proposed Change

It is proposed to make a change to the draft plan to delete text and insert additional text to Objective ED 6-2 as follows;

County Development Plan Objective
ED 6-2: ~~Overhead Powerlines~~ Transmission Networks

Ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment and the conservation value of European sites, especially in landscape character areas that have been evaluated as being of high landscape sensitivity. When considering the siting of powerlines in these areas, consideration will be given to undergrounding or the selection of alternative routes. **Proposals for new electricity transmission networks will need to consider the feasibility of undergrounding or the use of alternative routes especially in landscape character areas that have been evaluated as being of high landscape sensitivity. This is to ensure that the provision of new transmission networks can be managed in terms of their physical and visual impact on both the natural and built environment and the conservation value of European sites.**

Proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

Expected Outcome of implementing the change:

This change, will relates to proposals for electricity transmission networks. If implemented, it will ensure that consideration is given to the undergrounding of these networks where possible. This is an important change as the siting of these transmission networks can have a detrimental impact on the character on an area particularly those areas of high landscape sensitivity. By ensuring that additional consideration is given to transmission networks, greater protection will be afforded to both the public and important landscapes from these utilities.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Chapter 10 Transport and Mobility



PROPOSED CHANGE NO. 10.1

MODAL SHARE IN COUNTY CORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add and delete text from paragraph 10.1.1 as follows:

The Census 2011 shows that of those commuters with a place of work in the county almost 80% utilised the motor car as their main means of travel. Only 14% used other more sustainable modes such as public transport, walking and cycling with almost 5% travelling to work using vans, lorries.

~~Currently, across the County as a whole, over 90% of journey's to work are made by car. The South West Regional Planning Guidelines have set out a target to achieve a reduction an~~
increase to 55% in non car work related modal share by 2020 for the Cork Gateway, Hub Towns and other urban areas with 20% the target for journeys within rural areas of the region.

Expected Outcome of implementing the change:

This change corrects factual information in relation to current modal shift patterns in County Cork. This is factual information which does not change the policy or objectives of the plan and the change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 10.2

REFERENCE TO NORTH AND WEST STRATEGIC PLAN

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following additional text after 10.1.3:

The focus of transport infrastructure and investment will be on the network of settlements broadly in line with the Atlantic Gateway Initiative, the South West Regional Planning Guidelines and the North and West Cork Strategic Plans, so that all settlements in the County, but particularly the main towns and key villages, can be served by a reliable and efficient transport service which also serves their rural catchment areas.

And to amend objective TM1-1: Transport Strategy (b) as follows.

Focus the provision of transport infrastructure and investment on the network of settlements broadly in line with the Atlantic Gateway Initiative **and** the South West Regional Planning Guidelines ~~and the North and West Cork Strategic Plan~~, so that all settlements in the County, but particularly the main towns and key villages, can be served by a reliable and efficient transport service which also serves their rural catchment areas.

Expected Outcome of implementing the change:

This change removes reference to the North and West Cork Strategic Plan from objective TM 1-1 as this plan was not subject to either an Appropriate Assessment or a Strategic Environmental Assessment.

However reference to the North and West Plan in being retained in new text being inserted in relation to the transport and land use strategy for the county.

If it can be achieved the delivery of a reliable and efficient transport service to serve all settlements in the county would be a positive thing.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.3

OBJECTIVE TM2-2(D): CYCLING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add text to objective TM2-2(D) as follows:

Promote the development of an integrated and coherent local and countywide cycle network to form part of the wider National Cycle Network. **Routes will be promoted which generally seek to avoid or minimise impacts on the environment and on EU designated habitats.**

Expected Outcome of implementing the change:

This change will ensure that consideration is given to environmental designations when determining routes for the countywide cycle network.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.4

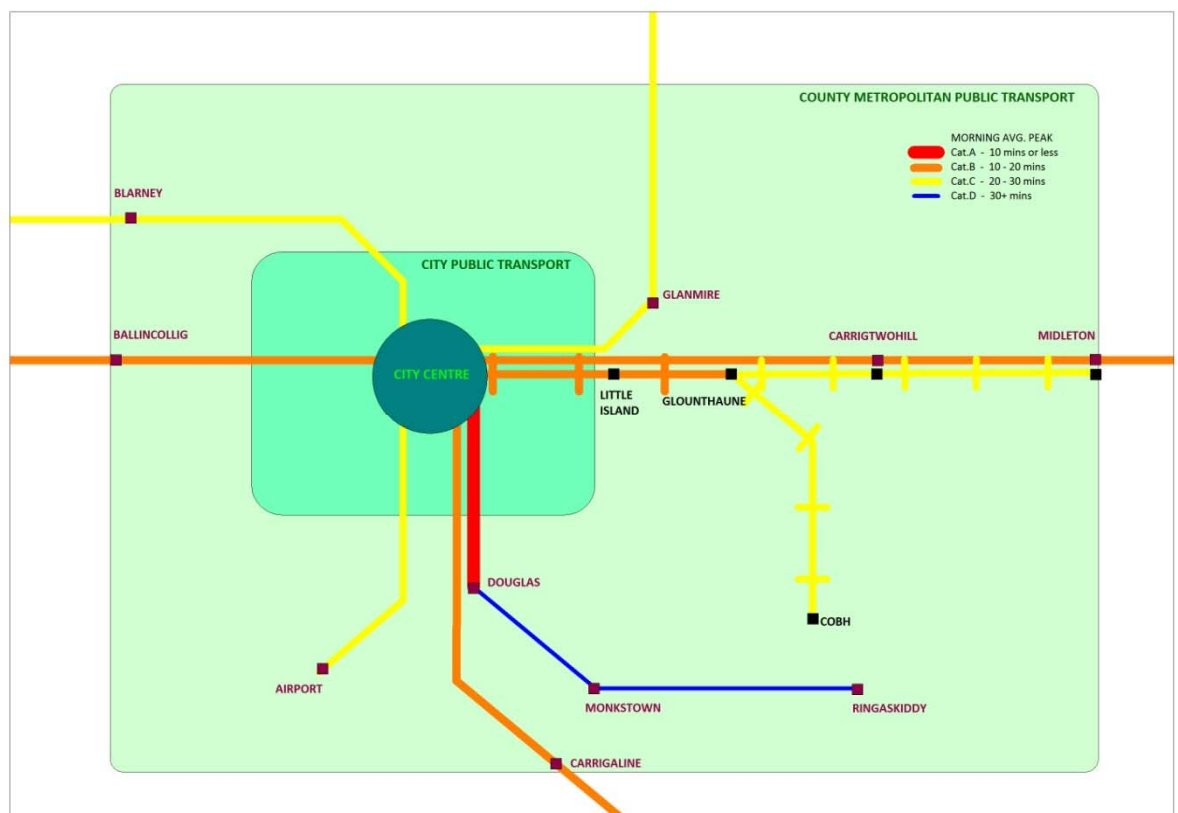
PUBLIC TRANSPORT AND SERVICE FREQUENCY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete and replace text as follows within Section 10.2.21 as follows:

Public transport services, in many parts of the County Metropolitan Area, whilst providing a good basic service, do not currently deliver a realistic alternative to the private car. Without significant improvements to the basic service, the Government's sustainable travel targets for the area are unlikely be achieved. Fig. 10-1 summarises the basic morning peak hour service pattern for the County Metropolitan Area. The Douglas area is the only area with a sufficiently high frequency of service to compete for journeys to work with the private car. Some areas with significant populations located close to the city (e.g. ~~Glanmire population 8,924~~ **Monkstown/Passage West/Ringaskiddy**) have only a 50 min interval service in the morning peak and for many residents there will be no alternative to the private car in these **and other less well served** locations (see Figure 10-1).

2. It is proposed to delete existing figure 10-1 and replace with updated figure 10-1 to reflect service changes for 2014 as follows:



Expected Outcome of implementing the change:



This change corrects a discrepancy, highlighted by the National Transport Authority, relating to public transport frequency in the Glanmire Area. This is factual information which does not change the policy or objectives of the plan and the change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 10.5

OBJECTIVE TM2-4: BUS TRANSPORT (METROPOLITAN AREA)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert new text into objective TM2-4 as follows:

- a) Encourage both the improvement and extension of services **particularly to parts of Cork South Environs' that currently lack an appropriate service and greater usage of the bus network** so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work;
- b) Promote bus service improvements broadly in line with Table 10.1 **and to generally encourage the enhancement of service provision in tandem with planned population growth.**

Expected Outcome of implementing the change:

This change seeks to ensure that improvements to the bus service network are delivered in tandem with planned population growth particularly in the South City Environs. Linking bus service provision with population growth would serve to improve the modal choice offer for a larger proportion of the population thus facilitating more sustainable commuting patterns particularly in urban areas.

An improvement to bus services in a manner that reduces reliance on the private car has positive benefits all round.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.6

SPATIAL PLANNING AND NATIONAL ROADS GUIDELINES (2012)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text after Section 10.3.3 (National Primary & Secondary Roads) as follows:

The Spatial Planning and National Roads Guidelines (2012) of the Department of the Environment Community and Local Government is a key guiding document in relation to planning policy and National Roads.

Expected Outcome of implementing the change:

This change proposes to make reference to new policy guidelines in relation to the national road network issued by the Department of the Environment, Community and Local Government. This is factual information. While including reference to the Guidelines in the plan is positive it does not change the objectives of the plan and the change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 10.7

PARAGRAPH RE: N40 DEMAND MANAGEMENT STUDY

PROPOSED CHANGE

It is proposed to add additional text to the plan after Section 10.3.3 (National Primary & Secondary Roads) as follows:

The N40, in particular, is identified as a critical national road artery serving Cork City and connections to Cork Airport, Port of Cork, Ringaskiddy, Cork Science Park, West Cork and South Kerry. An N40 Demand Management Study will look at all options for the management of the N40 including both controlling traffic on the route and managing the demand for traffic to use the road as well as possible targeted infrastructure improvement to ensure the capacity is protected over its design life as future planned demand rises.

Expected Outcome of implementing the change:

This change provides factual information in relation to the ongoing preparation of a traffic demand management study for the N40. This is factual information which does not change the objectives of the plan. The study has yet to be completed and its recommendations are unknown at this stage. This change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 10.8

MOTORWAY SERVICE AREAS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional text after Section 10.3.3 (National Primary & Secondary Roads) as follows:

Motorway Service Areas:

The recently prepared ‘Draft Policy on Service Areas on the National Road Network’ (2014) by the NRA supports the provision of Motorway Service Areas approximately every 45-60kms along the motorway network and identifies two locations in County Cork along the M8 to north of Fermoy (either junction 13/14) and a location closer to the city to serve the N8/N25. In relation to off-line facilities it states that provided off-line facilities are in close proximity to the roadway and of sufficient standard, the NRA will take these locations into account when evaluating the level of provision and prioritisation of development for on-line NRA service areas.

Expected Outcome of implementing the change:

This change references new national policy on the provision of on line and off-line motorway service areas nationally and provides clarity on this issue which is positive.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.9

OBJECTIVE TM3-1: NATIONAL ROAD NETWORK

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete objective TM3-1(f) and replace with new objective as follows;

~~(f) Implement the NRA’s policy document on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways.~~

and replace with

(f) Consider the most up-to-date guidance in relation to the provision of Service and Rest Areas on the National Road Network (Section 2.8 of the Department of the Environment Community Heritage and Local Government ‘Spatial Planning and National Roads Guidelines’ (2012) and current NRA Service Areas on the National Road Network policy)

2. It is proposed to make a change to the draft plan to add additional text to objective TM3-1(i):

l) Control the proliferation of non-road traffic signage on and adjacent to national roads having regard to the NRA’s “Policy on the Provision of Tourist and Leisure Signage on the National Roads” **and Section 3.8 of the ‘Spatial Planning and National Roads Guidelines (2012)’ of the Department of the Environment Community Heritage and Local Government.**

Expected Outcome of implementing the change:

This change seeks to update the Draft Plan objectives to refer to the most up to date Guidelines issued by both the National Roads Authority and the Department of the Environment, Community and Local Government in relation to rest areas and signage. Implementation of this up to date guidance will have positive impacts for the environment generally.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.10

OBJECTIVE TM3-2(C) 'REGIONAL ROADS & LOCAL ROADS'

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text in County Development Plan Objective TM 3-2 c): "Regional Roads & Local Roads"

~~Seek funding for the upgrading of the following local and regional routes in the County:~~

Seek funding for the following Regional and Local Roads Projects in the County:

Projects Critical to the Delivery of Planned Development

- Carrigaline Inner Relief Route;
 - Douglas East – West Link Bridge;
 - Mallow link road and town centre inner relief route;
 - Middleton (Waterrock) access roads and rail bridge;
 - Upgrade of access routes serving Monard;
 - ~~R624 N25 – Cobh~~ **Improved Road Access between N25 and Cobh subject to full ecological assessment;**
 - Middleton Northern Relief Route;
 - R 586 (Bandon to Bantry);
 - R 572 (Glengarriff to Castletownbere);
 - R 630 (Middleton – Whitegate);
 - R600 (Fivemile Bridge to Kinsale);
 - R613 (Ringaskiddy to N71);
 - R618 Leemount Cross.
- 2) It is proposed to insert a new paragraph after paragraph 10.3.4 page 164 as follows:

There are a number of infrastructure constraints affecting the level of development that can be accommodated in Cobh Town in particular waste water treatment and road access. However the delivery of the Lower Harbour Towns Waste Water Scheme in 2016 will remove one of these constraints. Therefore in order to build on that public investment it is very important that road access between the town of Cobh and the national road network is upgraded to accommodate the additional growth proposed. A balance between the need for improved road access and the need to ensure that any proposals do not adversely affect Natura Sites in the area needs to be carefully considered.

Expected Outcome of implementing the change:

This change relates to priority upgrades to the local Road Network, particularly access to Cobh from the N25. If adopted, it will ensure that any upgrade proposals on the access road to Cobh do not adversely impact upon designated environmental sites in Cork Harbour.



Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne				✓	✓	✓	✓	✓		



PROPOSED CHANGE NO. 10.11

OBJECTIVE TM 3-2 RE. TRAFFIC NOISE AND REGIONAL & LOCAL ROADS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add additional section to TM3-2: Regional and Local Roads:

- (e) Ensure that in the design of new development adjoining or near Regional & Local Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.
- (f) Ensure all upgrades to listed routes are planned, designed and constructed to avoid and prevent significant negative impacts on sites designated for nature conservation, other environmental or heritage resources.

Expected Outcome of implementing the change:

This change relates to the upgrade of the local Road Network in County Cork. If adopted, it will ensure that any upgrade proposals protect developments from excessive noise generated on these routes. It will also ensure that future upgrade works do not adversely impact upon designated environmental sites in the county.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.12

PARAGRAPH ON CORK HARBOUR ECOLOGY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add a new paragraph after paragraph 10.5.17 as follows:

In parallel with its economic role, the environmental, heritage and ecological values of the Harbour are very important. Developing the harbour in a sustainable manner to include the safeguarding of its key environmental and heritage resources will be critical if the full potential of the Harbour is to be realised.

Expected Outcome of implementing the change:

This change relates to the Cork Harbour. If implemented, it will ensure that additional consideration is given to the heritage and ecological value of Cork Harbour, not just its economic potential when assessing future development proposals in and around the area.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.13

TABLE 1A (CAR PARKING) NOTES 2 AND 4

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text into Appendix C Table 1a (note 4) as follows:

A reduction in the car parking requirement may be acceptable where the planning authority are satisfied that **good public transport links are already available and/or** a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development.

- 2) It is proposed to make a change to the draft plan to insert new text into Appendix C Table 1a (note 2) as follows:

The parking requirement for residential development is minimum standard and can be exceeded at the discretion of the developer, **based on the house type, design and layout of the estate.**

Expected Outcome of implementing the change:

This change relates the proposed parking standards. If implemented, it will ensure that a reduction in parking provision will be required in future non residential development proposals if good public transport links are available. This is a positive change as it seeks to reduce the volume of vehicular traffic particularly in urban area thus facilitating more sustainable travel patterns in the county.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.14

TABLE 1A (APPENDIX C) CAR PARKING REQUIREMENTS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert additional text in table 1a as follows;

Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Offices	1 space per 25 sqm + 10% of staff parking for visitors	1 space per 17 sqm + 10% of staff parking for visitors
Retail (including retail services)	1 space per 20 sqm + 1 Lorry space per 750 sqm sqm of GFA	1 space per 20 sqm + 1 Lorry space per 750 sqm sqm of GFA
Convenience retail	1 space per 20 sqm	1 space per 20 sqm
Retail Warehouse	1 space per 30 sqm	1 space per 25 sqm
Showrooms	1 space per 50 sqm	1 space per 50 sqm
Industry (light and general)	1 space per 80 sqm	1 space per 50 sqm
Warehouse	1 space per 200 sqm	1 space per 100 sqm
Hotels & guesthouses (excl public areas)	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table
Public houses (incl hotel bars)	1 space per 10 (net sq m)	1 space per 8 (net sq m)
Restaurant, cafes & take-aways	1 space per 20 (net sq m)	1 space per 5 (net sq m)
Clinics & group medical practices (public health clinics)	2 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	3 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff



Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Nursing homes	0.5 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Hospitals	1.5 space per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1.5 spaces per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Churches, theatres, cinemas & auditoriums	1 space per 10 seats	1 space per 4 seats
Cultural, community & recreational buildings	1 space per 50 sqm	1 space per 25 sqm
Crèches	1 space per 3 staff + 1 space per 10 children	1 space per 3 staff + 1 space per 10 children
Schools	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level
Colleges of further education / universities	1 per classroom + 1 per 5 students	1 per classroom + 1 per 5 students
Commercial leisure: (amusement centres, play centres, etc.)	1 space per 50 sqm	1 space per 50 sqm
Conference centres: public areas	1 space per 20 sqm	1 space per 7 sqm
Other cultural / recreational & leisure uses	Dependent upon nature and location of use	



Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Residential (All areas) Dwelling House Apartments	2 spaces per dwelling 1.25 spaces per apartment	

Expected Outcome of implementing the change:

This change simply presents the parking standards in a different format to make them clear. It simply states that 1 parking space is required for the floor space levels set out in the parking standards. This is factual information which does not change the policy or objectives of the plan and the change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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PROPOSED CHANGE NO. 10.15

text in Objective TM 3-1 (a) National Road Network

Proposed Change

It is proposed to make a change to the draft plan to delete and insert text in Objective TM 3-1 (a) as follows:

Key Regional Projects

- N 22 (Ballincollig – Macroom – Ballyvourney) to include Macroom By-pass.
- N 71 (Cork – Clonakilty – Skibbereen and Bantry).
- N 72 (Mallow Northern Relief Road).
- N 72 Mallow to Fermoy including links to the ~~N 73 (Mallow – Mitchelstown).~~
- **N73 (Mallow – Mitchelstown).**

Expected Outcome of implementing the change:

This change includes the upgrade of the N 73 (Mallow – Mitchelstown) as a key regional infrastructure project for Cork County Council.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne			✓	✓	✓	✓	✓	✓	✓	



PROPOSED CHANGE NO. 10.16

TEXT REGARDING QUAY WALLS

DRAFT PROPOSED CHANGE

It is proposed to insert new text to paragraph 10.5.20 as follows:

The establishment and maintenance of smaller ports, ~~and~~ harbours **and quay walls** is important to the local economic **and tourist** base of an area. There are many smaller ports, ~~and~~ harbours **and quay walls** located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and as tourist access points and should be **maintained and** encouraged to develop further where expansion is compatible with environmental and heritage sensitivities.

Expected Outcome of implementing the change:

This change clarifies that quay walls be included as part of any maintenance and improvement work to smaller ports. This is factual information which does not change the policy or objectives of the plan and the change will have no significant environmental impact.

Implications of this change to the Draft Plan for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Chapter 11 Water Services and Waste



PROPOSED CHANGE NO. 11.1

CHAPTER HEADING

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include new text in the Chapter heading as follows:

Chapter 11 Water Services, **Surface Water** and Waste

Expected Outcome of implementing the change:

This change relates to the name of a chapter of the plan and will therefore have no environmental impact.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 11.2

IRISH WATER

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete and insert the text in Paragraph 11.1.2 as follows:

The government has established Irish Water, a new public utility. Irish Water will make capital and investment decisions regarding the country’s water infrastructure on a national basis. It is estimated that Irish Water will take approximately five years to be fully established. ~~and it will begin taking over various responsibilities from the Local Authorities on a phased basis from January 2014.~~ **It has taken over responsibility for water services from the Local Authorities on a phased basis from January 2014.** From this date, Irish Water ~~will be~~ **is** responsible for the operation of public water services including management of national water assets, maintenance of the water system, investment and planning, managing capital projects and customer care and billing. **Irish Water’s objective is to provide both drinking water and waste water capacity in line with statutory development planning on an incremental basis subject to available funding and achieve compliance with discharge licensing consents.**

Expected Outcome of implementing the change:

This change is required to reflect Irish Waters new responsibilities. It relates to factual information and will have no environmental effect.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 11.3

INTRODUCTION TO TABLE 11.1

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert new text to paragraph 11.2.2 as follows:

To illustrate these challenges, Table 11.1 summarises the current water services infrastructure position for each of the main settlements and identifies those locations where existing deficits will need to be addressed in order to achieve the population targets. **It also shows the position where water services infrastructure provision must be at in 2022 in order to meet both the population targets and the requirements of the Water Framework Directive and to avoid negative impacts on Natura 2000 sites.** It is included in this plan primarily to help identify those locations where water services investment needs to be prioritised (see Chapter 15, Tables 15.1 & 15.2) if the vision for the County set out in this plan is be delivered.

Expected Outcome of implementing the change:

This change relates to the description of the information provided in Table 11.1 and references the inclusion of an extra column showing locations where water services investment needs to be place by 2020 in order to achieve the planned population targets. This will have no significant effect.

(Changes to the table are dealt with in Change 11.8)

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
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Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 11.4

IRISH WATERS WATER SERVICES STRATEGIC PLAN AND CAPITAL INVESTMENT PROGRAMME.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraphs 11.2.3 and 11.2.4 and replace with new text as follows:

Water Services Investment Programme

~~11.2.3 The Water Services Investment Programme for the County allocates national funding for specific projects. This is based on Needs Assessments undertaken by Cork County Council. It prioritises projects that target environmental compliance issues as well as other measures such as water conservation and rehabilitation. Rural Towns and Villages are now also dealt with under the programme.~~

~~11.2.4 It is likely that in the short/medium term future investment will continue to focus on the following key areas:~~

- ~~• Water conservation proposals which meet environmental and economic goals.~~
- ~~• Environmental objectives – works required to respond to:
 - ~~○ European Court of Justice (ECJ) judgments,~~
 - ~~○ Environment/Public Health Objectives (eg arising from Regulations and EPA Reports dealing with drinking water standards, wastewater treatment standards, authorisation of wastewater discharges, bathing water standards etc), and~~
 - ~~○ Compliance with the Water Framework Directive requirements.~~~~
- ~~• Economic objectives:
 - ~~○ Works to support the overall strategic and sustainable development of hubs and gateways under the NSS, and~~
 - ~~○ Works to support employment creation (in line with objectives in ‘Building Ireland’s Smart Economy – A Framework for Sustainable Economic Revival’).~~~~

Water Services Strategic Plan

Irish Water have commenced work on a 25 Year Water Services Strategic Plan (WSSP) which will set out their long term strategy and objectives. Cork County Council is working with Irish Water in preparing this strategy. The Strategy will be subject to Strategic Environmental Assessment and Appropriate Assessment (Habitats Directive). The Capital Investment Programme will be adjusted as required to meet the objectives and priorities of the WSSP as adopted following assessment.

Capital Investment Programme

Irish Water has published its Proposed Capital Investment Plan (CIP) for 2014 to 2016 outlining the indicative investment priorities in water services infrastructure over this



period and has submitted it to the Commission for Energy Regulation (CER) for consideration. Investment is prioritised where it can deliver the most urgently needed improvements in drinking water quality, leakage, water availability, wastewater compliance, efficiencies and customer service. The CIP makes provision for the continuation of the Water Services Investment Plan (WSIP) projects that were current, at the end of 2013.

Irish Water priorities for delivery under the Capital Investment Plan include:

1. Eliminating Boil Water Notices.
2. Providing improved water supply.
3. Improving Water Quality.
4. Investing for economic development
5. Tackling leakage.
6. Increasing wastewater treatment capacity and improving environmental compliance.
7. Better Control and Monitoring.
8. Improving existing plants.

A number of projects included in Table 11.1 are currently in the proposed CIP for 2014 to 2016. Irish Water intends to start preparation of a new CIP for the period after 2016 in 2015.

Expected Outcome of implementing the change:

This change includes contextual information to reflect the publication of Irish Waters Proposed Capital Investment Programme 2014-2016 and the preparation of the 25 year Water Services Strategic Plan and details Irish Waters priorities as established under their investment plans. The change does not alter the policies or objectives of the development plan and will have no environmental effect.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+										
--										
?										
Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



PROPOSED CHANGE NO. 11.5

RECOGNISE ROLE OF IRISH WATER

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text in Paragraph 11.2.5 and replace with new text as follows:

~~11.2.5 Whilst from January 2014, the final decision on further water services investment will be taken by Irish Water, it~~ It is important to note that investment based solely on the ~~above~~ **criteria priorities of Irish Water** will not be sufficient to meet the County’s needs in achieving the population targets set out in this plan and in the SWRPG 2010. Chapter 15 of this plan sets out details of the County Council’s suggested investment priorities and the Council will work with Irish Water in order to secure the delivery of the population targets set out in this plan.

Expected Outcome of implementing the change:

This change includes contextual information to reflect the role of Irish Water. The change does not alter the policies or objectives of the development plan and will have no environmental effect.

Implications of this change for the environment

Impact	EPO 1	EPO 2	EPO 3	EPO 4	EPO 5	EPO 6	EPO 7	EPO 8	EPO 9	EPO 10
+										
--										
?										
Ne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

