

Report to Members

Under S.20(3)(k) of the Planning and Development Acts

Fermoy Municipal District Local Area Plan

Chief Executive's Opinion and
Recommendations on the Issues Raised
by Submissions on the Proposed
Amendments

16th June 2017

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<p>Document Title: Report to Members Under S.20(3)(k) of the Planning and Development Acts</p> <p>Fermoy Municipal District Local Area Plan</p> <p>Chief Executive's Opinion and Recommendations on the Issues Raised by Submissions on the Proposed Amendments</p> <p>16th June 2017</p>						
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		Description: This report sets out the Chief Executive's Opinion on the issues raised in Submissions to the Proposed Amendments to the Fermoy Municipal District LAP				
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1.0			SL	AF	PG	ML

This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Draft Fermoy Municipal District Local Area Plan. The draft plan sets out the planning framework for the development of the Municipal District. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the finalisation of the various amendments to the Draft Fermoy Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Municipal District.

Appendix B details the proposed amendments to the plan that the Chief Executive is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. An Explanation is included in the Appendices.

Appendix C of the report sets out details of those amendments that were published for consultation by the Council but where the Chief Executive is now recommending the Council to EXCLUDE the amendment from the plan. Section 2 of this report sets out the reasons for those recommendations.

Appendix D includes all the Proposed Map Changes recommended for inclusion in the plan.

Appendix E List of Submitters

Section 1 Introduction

1.1 Introduction

1.2.1. This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Draft Fermoy Municipal District Local Area Plan. The preparation of this report marks the commencement of the final stage in the process of making the new local area plan for this Municipal District. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by Monday 24th July 2017. The Plan will become effective four weeks after the date on which it is made.

1.2 Process to date

1.2.1. The Draft Fermoy Municipal District Local Area Plan, along with three associated environmental assessments, was published in November 2016 and made available for public consultation until the 16th January 2017. Sixty nine (69) submissions were received during the public consultation period on the Draft Fermoy Municipal District Area Local Area Plan. 23 of the submissions focused on general issues facing the County at large, a further submission related to the Municipal District generally and the remaining 45 submissions related to specific settlements in the Fermoy Municipal District.

1.2.1. In accordance with Section 20 of the Planning and Development Acts, 2000, as amended, a Chief Executive's Report was prepared to list the persons and bodies who made submissions or observations, summarising the issues raised and providing the opinion of the Chief Executive on the issues raised and his recommendations in relation to the proposed Local Area Plan. The Chief Executive's Report was issued to Members of Council for their consideration on the 6th March 2017.

1.2.1. The Council's Development Committee met on the 23rd, 24th and 27th March 2017 to discuss the Chief Executive's Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan.

1.2.1. In total, 127 amendments are proposed to the Draft Fermoy Municipal District Local Area Plan. In addition to the material amendments detailed in this document, a number of non material changes relating to the procedural and factual content may be included in the plan before it is finalised.

1.2.1. The County Council made the proposed amendments to the Draft Local Area Plan, together with a report in relation to the Strategic Environmental Assessment including Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public and statutory bodies so that written submissions or observations regarding the proposed amendments could be made to the Council from Tuesday 2nd May 2017 until 4p.m. on Tuesday 30th May 2017. This report deals with the submissions received as part of that consultation process.

1.2.1. It should be noted that, as the new Local Area Plans did not include the former Town Councils functional areas and will not replace the nine Town Development Plans adopted by the former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal there were no proposed amendments relating to any policy or objectives for those areas. The current Town Plans will remain enforce until December 2020.

1.3 Submissions

1.3.1. There were a total of 6 submissions received during the public consultation period on the proposed amendments to the Draft Fermoy Municipal District Local Area Plan and these are now the subject of this report. These include 2 Countywide submissions that also make specific reference to the Fermoy MD. There were 3 other countywide submissions of relevance to Fermoy MD received. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

1.4 How to use this report

1.4.1. This report sets out to fulfil a number of functions.

1.4.2. **Section 2** of the report sets out the Chief Executive's recommendations to the Elected Members of the Council in relation to all of the proposed amendments to the plan. Where the Chief Executive's recommendation is to EXCLUDE a proposed amendment, the detailed reasons for that recommendation are set out in this section.

1.4.3. **Appendix A** is the full list of submissions received during the amendment consultation process including the name of the interested party, with a summary of the submission and the Chief Executive's Opinion included.

1.4.4. **Appendix B** sets out the detailed list of proposed material amendments to the Draft Local Area Plan where the Chief Executive is recommending in favour of the amendment. This list is set out by settlement and including any minor amendments recommended by the Chief Executive for inclusion in the plan.

1.4.5. **Appendix C** of the report lists those of the proposed amendments where the Chief Executive is recommending that they be EXCLUDED from the plan when it is made by the County Council.

1.4.6. **Appendix D** lists all the Proposed Map Changes which the Chief Executive is recommending for inclusion.

1.4.7. **Appendix E** lists all submitters in alphabetical order.

1.4.8. 'Non-material' changes to the plan are not identified in this report but will be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings
- Changes to the plan reflecting or consequent upon a material change.

1.5 Next Steps

1.5.1. Following the issue of this report to Members on the 16th June 2017, the Planning and Development Acts make the following provisions:

- The Local Area Plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan;
- The Elected Members of the County Council shall consider the proposed material amendments to the plan and this report after which the plan shall be made or amended, by resolution, with all, some or none of the material amendments;
- A further modification to the material amendment may only be made where it is minor in nature, not likely to have significant effects on the environment or adversely affect the integrity of a European site and does not refer to an increase in the area of land zoned for any

purpose;

- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Monday 24th July 2017.

1.5.2. During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the county and any statutory obligations and any relevant Government or Ministerial policies and objectives in force.

Section 2 Chief Executive's Recommendations

2.1 Introduction

2.1.1. This section of the report sets out the justification supporting the Chief Executive's recommendations to amend the Draft Plan. It also sets out a description of the issues in relation to those amendments where the decision is to make the plan excluding the amendments.

2.1.2. Appendix B sets out the amendments that the Chief Executive is recommending be made to the Draft Plan Appendix B also sets out supplementary amendments of a minor nature which may arise from environmental assessment.

2.1.3. Appendix C lists those amendments where the Chief Executive recommends that the plan be made EXCLUDING the amendment and the following paragraphs set out the justification for this.

2.2 Proposed Amendment reference FY 03.02.16, FY R-11 Medium B Density Residential

2.2.1. This proposed amendment was recommended by the Chief Executive in the Chief Executive's report of 6th March 2017.

2.2.2. The proposed amendment is to zone a 1.92ha portion of land, zoned Open Space in the draft plan, at Strawhall to the south east of Fermoy, for residential development with an objective as follows:

'FY R-11 Medium B Density Residential. Development proposals shall include measures to guard against any adverse impact (including noise) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear.'

2.2.3. Two submissions were received in relation to this proposed amendment: ref. AMD20993186 (Transport Infrastructure Ireland) and ref AMD21006983 (An Taisce).

2.2.4. The TII advise that an appropriate setback be provided for development of these lands and also advises that the TII will not be responsible for the provision of any mitigation required due to the presence of the existing motorway.

2.2.5. An Taisce raises a concern that the land is outside Fermoy's central area and that it leapfrogs existing ribbon development and is disconnected from the serviced area of Fermoy.

2.2.6. The Council is satisfied that the requirement for a traffic impact assessment and a road safety audit, and the development management process will address the TII's concerns. While An Taisce correctly observes that the land is outside Fermoy's central area the land is within the development boundary of the town. Permission has been granted for the development of adjoining lands, closer to the developed area of the town, to the north west of the amendment site. There is also a new, undecided, planning application on these lands.

2.2.7. Having regard to the above, it is recommended that the amendment be included.

Chief Executive's Recommendation: To INCLUDE this proposed amendment and proposed map change.

2.3 Proposed Amendment reference FY 03.02.20, FY B-05, Business Zoning

2.3.1. This proposed amendment arose from a resolution passed by council members on 27th March 2017.

2.3.2. This proposed amendment is to zone a 1.4ha site east of the M8 at Corrin, located in the Fermoy greenbelt 3km south of the town, for business use with an objective as follows:

'FY B-05: Business use. Development proposals shall include measures to guard against any adverse impacts (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit required.'

2.3.3. Four submissions were received in relation to this proposed amendment: ref. AMD 20998364 (Harris, Ian), ref. AMD20999703 (Castlelyons Development / Verling, Garrett), ref. AMD21006983 (An Taisce), and ref. AMD20993186 (Transport Infrastructure Ireland).

2.3.4. Concerns raised by submissions AMD20998364, AMD20999703, and AMD21006983 include the following:

- the development would set an undesirable precedent;
- the impact of such development on the greenbelt / rural area;
- traffic safety issues;
- implications of a refusal by An Bord Pleanála of planning permission at this location;
- zoning is against County Development Plan policy to ensure that industrial and commercial development takes place on lands already zoned for such uses in areas designated for growth;
- greenbelt policy was a significant factor in the refusal of the previous planning application for the site in 2011 by both Cork County Council and An Bord Pleanála, with a planning inspector noting that development of the site for commercial purposes 'would seriously injure the rural amenities of this green belt area and would set an undesirable precedent for further such developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area';
- such business uses should be directed to zoned land within Fermoy, such as the Fermoy Industrial Estate;
- zoning would increase car dependency in the area.

2.3.5. In addition it was suggested that the Council should consider the zoning having regard to Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020 and that if the site were instead located within Fermoy, it would promote more sustainable and compact development patterns, greatly increase the accessibility of the site, locate new business uses near already serviced areas, and protect the integrity of the Fermoy Green Belt.

2.3.6. The TII states that this site is remote from the plan boundary and that the proposed zoning objective extends up to the line of the M8. It requests that the Council give appropriate consideration to any future requirements to provide for improvements to the network at this location and to ensure that such proposals would not be compromised by such a zoning in a remote rural location.

2.3.7. Many of the points raised in the submissions were also concerns that were identified in the Chief Executive's Report on submissions received to the Draft Plan, March 2017. These are reiterated in the following paragraphs.

This site was temporarily used as a site office / plant yard during the construction of the motorway. Permission has previously been refused on site for retention of site cabins/ storage of prefab units on site and this decision was upheld on appeal to An Bord Pleanála due to its location in the greenbelt.

The site is located within the Fermoy greenbelt, remote from the development boundary of Fermoy, where the objective is to protect visual setting around the main towns, preventing sprawl and

controlling linear roadside development. Chapter 6 of the Cork County Development Plan sets out the Employment Strategy for the County which seeks to maximize the economic development potential of the county towns.

The Local Area Plan has already identified lands for business and industrial use in Fermoy town and that is where such new businesses should be located to underpin the sustainable growth of the town itself and help enhance the viability and vitality of the town centre. Zoned lands within the town also have good access to the M8, thereby facilitating avoidance of use of the town centre by heavy traffic. Mitchelstown also has suitable zoned land that has good access to the motorway. Providing for additional sporadic business uses in the rural hinterland of Fermoy would be prejudicial to the sustainable development of the town and would also be injurious to the amenities and character of the rural area itself.

Proposal would also be contrary to the provisions of the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' – which places an obligation on local authorities to protect existing national routes particularly in terms of capacity and efficiency and safeguarding of the strategic role of national routes and associated interchanges/junctions.

2.3.8. Having regard to the above, and the issues raised by the submissions in response to the publication of the proposed amendment, it is recommended that the amendment be excluded.

Chief Executive's Recommendation: To EXCLUDE this proposed amendment and proposed map change.

2.4 Proposed Amendment reference FY 03.03.17, MH I-05: Industry

2.4.1. This proposed amendment arose from a resolution passed by council members on 27th March 2017.

2.4.2. This proposed amendment is to zone 5.47ha of land to the north east of Mitchelstown for industry with the following zoning objective:

'MH-I-05: Industry. Traffic Impact Assessment and Road Safety Audit required.'

2.4.3. A single submission was received in relation to this proposed amendment: ref. AMD20993186 (Transport Infrastructure Ireland) and ref AMD21006983 (An Taisce).

2.4.4. The land adjoins the N73, national secondary road, within a 100km speed limit area. The TII considers such a zoning to be at variance with the provisions of the DoECLG Spatial Planning and National Road Guidelines and recommends that alternative access proposals are incorporated into the objective prior to adoption. However, it is not possible to introduce new material changes at this stage.

2.4.5. The Chief Executive's opinion regarding proposed amendments FY 03.03.17 and .FY 03.03.18, as per the Chief Executive's Report on submissions received to the Draft Plan, 6th March 2017, is as follows:

There is already a substantial quantum of land zoned for industrial use (55ha) and Business Use (29.21ha) in the Draft Plan, the majority of which remains undeveloped. This zoned land is well positioned relative to the rest of the town. It would be premature, and prejudicial to the orderly and sequential development of the town, to identify a significant quantum of additional lands for business / industrial use in Mitchelstown at this stage. The scale and nature of the proposal would also conflict with the objective of the greenbelt to define the visual setting of the town and to prevent sprawl. Additional entrances on to the N73 would also be undesirable in the context of protecting the function, safety and carrying capacity of the National Route.

2.4.6. Having regard to the above, and the issues raised by the submissions in response to the publication of the proposed amendment, it is recommended that the amendment be excluded.

Chief Executive's Recommendation: To EXCLUDE this proposed amendment and proposed map change.

2.5 Proposed Amendment reference FY 03.03.18, MH I-06: Industry

2.5.1. This proposed amendment arose from a resolution passed by council members on 27th March 2017.

2.5.2. This amendment proposes the inclusion of an additional 6.79ha of land at Mitchelstown for industrial use. There were no submissions received in relation to this.

2.5.3. As per the Chief Executive's Report on submissions received to the Draft Plan, 6th March 2017:

There is already a substantial quantum of land zoned for industrial use (55ha) and Business Use (29.21ha) in the Draft Plan, the majority of which remains undeveloped. This zoned land is well positioned relative to the rest of the town. It would be premature, and prejudicial to the orderly and sequential development of the town, to identify a significant quantum of additional lands for business / industrial use in Mitchelstown at this stage. The scale and nature of the proposal would also conflict with the objective of the greenbelt to define the visual setting of the town and to prevent sprawl. Additional entrances on to the N73 would also be undesirable in the context of protecting the function, safety and carrying capacity of the National Route.

2.5.4. Having regard to the above, it is recommended that the amendment be excluded.

Chief Executive's Recommendation: To EXCLUDE this proposed amendment and proposed map change.

2.6 Proposed Amendment reference FY 03.03.19, MH-R-13: Residential

2.6.1. This proposed amendment arose from a resolution passed by council members on 27th March 2017.

2.6.2. This amendment proposes an amendment to the Mitchelstown map and text to include an additional 2.34ha of land for residential use and additional objective as follows: 'MH-R-13: Medium B Residential.'

2.6.3. A single submission was received in relation to this, ref. AMD21006983 (An Taisce), which considers that the site appears to be outside the settlement boundary and that its zoning for residential development would be contrary to proper planning and sustainable planning.

2.6.4. As per the Chief Executive's Report on submissions received to the Draft Plan, March 2017,

It is considered that there is already sufficient land zoned for residential development in Mitchelstown and further land is not required. The location of existing zoned lands is better suited to residential development than the sites proposed in the submissions.

2.6.5. Having regard to the above, it is recommended that the amendment be excluded.

Chief Executive's Recommendation: To EXCLUDE this proposed amendment and proposed map change.

2.7 Proposed Amendment reference FY 03.04.07, CV-R-08: Nursing Home

2.7.1. This proposed amendment was agreed at development committee meeting on the 24th and 27th March 2017.

2.7.2. This proposal is to amend the Charleville development boundary to include additional land and rezone a portion of CV-O-07 to facilitate inclusion of additional objective as follows: 'CV R-08: Nursing Home.'

2.7.3. As single submission has been received in relation to this – ref. AMD21006983 (An Taisce) which observes that the site is in an area currently zoned for agriculture on the outskirts of Charleville. It

considers that the appropriate location for development of this kind is one in an urban area or in village of appropriate service scale, with public transport access.

2.7.4. Originally a zoning was sought at this location for residential development (including a nursing home) on a larger site. The Chief Executive recommended against this (see Chief Executive's Report of 6th March 2017). Following further discussion at development committee on 24th and 27th March 2017 it was agreed to propose an amendment to provide for the nursing home element only of this proposal.

2.7.5. Having regard to the above, it is recommended that the amendment be included.

Chief Executive's Recommendation: To INCLUDE this proposed amendment and proposed map change.

Appendix A: List of Submissions

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
Fermoy Municipal District				
FY 03.02.16 FY 03.02.20 FY 03.03.13 FY 03.03.19 FY 03.04.07	AMD21006983	An Taisce	<p>This submission relates to a number of proposed amendments.</p> <p>In relation to FY 03.02.16, a proposed new residential zoning in Fermoy, it states that the land is outside Fermoy's central area and that it leapfrogs existing ribbon development and is disconnected from the serviced area of Fermoy.</p> <p>In relation to FY 03.02.20, a proposed new business zoning east of the M8 at Corrin in the Fermoy greenbelt, the submission states the following:</p> <ul style="list-style-type: none"> • both the Cork County Development Plan and the previous Fermoy LAP contain strong policy objectives to protect the rural character of the area by preserving green belt lands for agriculture, open space, or recreation and the site should be retained for these uses in accordance with greenbelt policy. • Greenbelt policy was a significant factor in the refusal of the previous planning application for the site in 2011 by both Cork County Council and An Bord Pleanala. • zoning would set an undesirable precedent for sprawl and development within greenbelt lands. • Using the site for commercial purposes goes against County Development Plan policy to ensure that industrial and commercial development takes place on lands already zoned for such uses in areas designated for growth. 	<p>Noted. No change proposed. See discussion in section 2 of this report. See Appendix B.</p> <p>Noted. See discussion in section 2 of this document. See Appendix C.</p>

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<ul style="list-style-type: none"> • as the previous planning inspector noted, development of the site for commercial purposes 'would seriously injure the rural amenities of this green belt area and would set an undesirable precedent for further such developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.' • such business uses should be directed to zoned land within Fermoy, such as the Fermoy Industrial Estate. • Zoning would increase car dependency in the area • Council should consider the zoning having regard to Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020. • If the site were instead located within Fermoy, it would promote more sustainable and compact development patterns, greatly increase the accessibility of the site, locate new business uses near already serviced areas, and protect the integrity of the Fermoy Green Belt. <p>In relation to FY 03.03.13, a proposal to amend the Mitchelstown zoning map and text to include additional land to the south of the town and to zone it for a nursing home and ancillary accommodation, reference is made to a refusal in 2010 of a previous application on this site. The submission states that if the circumstance for the reasons for refusal have remained unchanged, the zoning of this site for this purpose should be reconsidered.</p> <p>In relation to FY 03.03.19, proposal to amend the Mitchelstown zoning map and text to include additional land to the south east of the town for residential development, it is stated that the site appears to be outside</p>	<p>Noted. No change proposed. See Appendix B.</p> <p>Noted. See discussion in Section 2 of this report. See Appendix C.</p>

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>of the settlement boundary and that its zoning would be contrary to proper planning and sustainable planning.</p> <p>A further comment appears to apply to FY 03.04.07, a proposal to amend the Charleville development boundary to include additional land, and rezone a portion of CV O-07, to facilitate a nursing home. It considers that the appropriate location for development of this kind is one in an urban area, e.g. on institutional lands, such as a convent, or in a village of appropriate service scale, with public transport access, none of which considerations apply to this application site.</p>	<p>Noted. No change proposed. See discussion in Section 2 of this report. See Appendix B.</p>
FY 03.02.20	AMD20999703	Castlelyons Development c/o Garrett Verling	<p>This submission relates to a proposed amendment to the plan to zone land in the Fermoy greenbelt to the east of the M8 at Corrin for business use.</p> <p>States that</p> <ul style="list-style-type: none"> • a condition of planning permission for site offices for the motorway granted at this site, that the site be returned to its original state, has been ignored. • the site is within the green belt which the Council has a duty to protect. <p>Raises concerns that</p> <ul style="list-style-type: none"> • commercial development at this site will impact negatively on this residential area and on the Corrin mountain amenity. • The site is at a dangerous location – reference is made to past traffic accidents (including a fatal accident) at the site. • a precedent for further development in this area will be set. • a planning refusal at this location by An Bord Pleanala could lead to compensation action against the Council. 	<p>Noted. See discussion in section 2 of this document. See Appendix C.</p>
	AMD20919479	Clayton Love	This submission relates to the O-03 zoning in Fermoy. It	This Submission raises an issue that is not part of the

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
		(Shipton Group)	suggests that the area of O-03 which is inside the flood protection berm be zoned with an objective for 'business uses to include general offices, wholesale trade showrooms, retail warehousing on sequential test basis'.	proposed amendments to the plan and it is therefore excluded from consideration at this stage in the process. It should be noted that this land is within a zone A Flood Risk area and the Blackwater River Special Area of Conservation.
FY 03.02.20	AMD20998364	Harris, Ian	This submission relates to a proposed amendment to the plan to zone land in the Fermoy greenbelt to the east of the M8 at Corrin for business use. The submission raises the following concerns: <ul style="list-style-type: none"> • this zoning would set a precedent for further development in that area. • development at this site will impact negatively on the Corrin landscape and amenity. • raises traffic safety issues and makes reference to past traffic accidents (including a fatal accident) at a junction at the site. • fears that development could ultimately lead to granting of retail development at this location. • concern that a planning refusal at this location by An Bord Pleanala could lead to compensation action against the Council. • raises issue of non compliance with planning conditions making reference to a permission at this site for the site offices for the motorway requiring that the land be returned to its natural state. 	Noted. See discussion in section 2 of this document. See Appendix C.
Countywide Submissions of relevance to Fermoy Municipal District				
	AMD21005332	Department of Education and Skills	Submission notes that the Department uses a GIS based approach, using data from their own department, the Central Statistics Office, Ordnance Survey Ireland and the Department of Social Protection, to undertake a nationwide	Noted. No change proposed.

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>demographic analyses to identify where the pressure for new school places will arise. The department will continue to work closely with the Council in relation to securing sites for educational provision of new schools.</p> <p>The Department further emphasises the critical importance of the Council ensuring that sufficient and appropriate land is zoned for this purpose in accordance with the Development Plan Guidelines for Planning Authorities and the provisions of the Department of Education and Skills Technical Guidance Documents for schools, so that schools have access to the necessary infrastructure, and can be delivered within the required timeframe, without undue additional costs to the Department. Submission reiterates the main provisions of Guidance in relation to schools sites being proximate to other community facilities, provision of multi campus school arrangements, retaining buffers around existing school sites etc.</p> <p>Submission notes that a listing of the school projects planned for 2016-2021 is available on the Department's website, in addition to technical guidance documents used by the Department to calculated educational needs, design school facilities.</p> <p>Demographic changes throughout the County will continue to be monitored on an ongoing basis and it is possible that additional needs will arise. In this context also it is critical that sufficient land is zoned for future educational needs.</p>	
	AMD21004041	DoHPCLG	<p>Welcomes the amendments made in response to issues raised in their previous submission dated 16th January 2017.</p> <p>Issue 1:Statutory Plan Hierarchy and Timelines</p>	Noted. No Change Proposed

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>It is now noted and accepted that the former Town Council areas will be omitted and the Municipal District Local Area Plans will deal only with the environs of the towns. Noted that text of plans will be revised to omit text, policy/objectives on issues covered by the Town Development Plans. Town Plans remain in force until 2020.</p> <p>Issue 2: Metropolitan Cork Strategic Land Reserve Written statement provides improved clarity in relation to the function of the identified Strategic Land Reserves sites. High level appraisal has resulted in the emergence of 6. No Strategic Land Reserves sites. However, all 12 sites will require further detailed investigation including more specific environmental assessment based on a clear evidence-based approach and engagement with local communities.</p> <p>Issue 3: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings The Department notes and welcomes the fact that your authority has moved to address certain disparities between the County Development Plan Core Strategy and housing/land allocations within the proposed Municipal District Local Area Plans.</p> <p>Issue 4: Cork Gateway Large Scale Retail warehousing (6,000+) Notes and welcomes the fact that Council has amended the written statement in relation to large scale retail warehousing, incorporating the criteria as set out in the Retail Planning Guidelines, 2012.</p> <p>Issue 5: Water Services Infrastructure Notes and welcomes the fact that Council has included an</p>	<p>Noted. No Change Proposed.</p> <p>Noted. No Change Proposed.</p> <p>Noted. No Change Proposed.</p> <p>Noted. No Change Proposed.</p>

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>flood storage areas. Note that issues inside Town Council areas cannot be addressed in this process.</p> <p>Scale and Sustainability of Development</p> <ol style="list-style-type: none"> 1. Little Island. Proposed amendment CB.03.06.10 inserting a new objective LI-X-01 allowing for medium density residential development up to a maximum of 250 dwelling units is considered excessive in relation to the existing local context. 2. Where development boundaries have been extended must ensure that the estimated housing yields for villages as set out in Table 2.2 within the eight MD LAPs is not exceeded. 3. LAPs broadly consistent with CDP 2014 Core Strategy. Concerned that MD Housing Requirement and Supply Tables have not included any rural housing yield. CSO data shows in 2016 that 51% of homes constructed in County Cork since 2011 were one off houses and one off houses represent 72% of the total occupied permanent housing. Request Council to monitor these trends closely and to submit report to the Department within 6 months on the implications of these trends for achieving core strategy objectives and the extent of any dissipation may have on settlement development potential and the potential policy or investment measures that could be deployed to turn such a pattern around. 	<p>Noted. This issue is dealt with in the CEO's report for the Cobh Municipal District.</p> <p>Noted. No change proposed.</p> <p>Noted. Each MD Housing Requirement and Housing Supply Table includes a figure for rural housing requirement. This in effect is the same as rural housing supply. It is not considered appropriate to plan for a specific number of rural houses as the capacity of rural areas is particularly difficult to assess given the significant number of variables that apply from site to site.</p> <p>The CSO data quoted would need to be assessed against the background of very limited construction in urban areas since 2008/09 which is only now starting to recover and against the fact that new rural housing policy covering the whole county has only been in place since December 2014. It is considered that a policy would need to be in place for at least two plan periods in order to fully assess its impacts.</p> <p>The Council will, as part of the review of the CDP starting towards the end of this year, propose to carry out a detailed study of rural housing trends since 2011</p>

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				building on previous work done. This would establish a trend over a 10-15 year period in which to properly assess the effectiveness or otherwise of the rural housing policy.
	AMD209817313	EPA	<p>Note position with regard to the need for Strategic Environmental Assessment (SEA) of the Amendments.</p> <p>Flood Risk Management In providing for the additional zoning/re-zoning of lands, the Amendments should fully take into account and implement the requirements of the Planning System and Flood Risk Management Guidelines (DEHLG, 2009), as relevant and appropriate.</p> <p>Core-Strategy Approach to Development Should seek to ensure that the zoning, re-zoning and development of lands remain consistent with the County Core Strategy and the Regional Planning Guidelines.</p> <p>Infrastructure Led Development Amendments relating to the need to align development with the necessary infrastructure to support it should assist in ensuring an integrated sustainable approach is implemented.</p> <p>Transport Planning Note proposal to prepare a Cork Metropolitan Area Transport Strategy' (CATS) during 2017. This Strategy should support the transport-related objectives of the Draft National Mitigation Plan (DCCA, 2017) and the Draft National Policy Framework on Alternative Fuels</p>	Noted. No change proposed.

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			<p>Infrastructure (DCCAE, 2016) in particular. The requirements of the SEA Directive and associated Regulations (S.I. No. 435 of 2004, as amended) should also be taken into account in regard to the preparation of the proposed transport strategy.</p> <p>Protection of Water Quality Status Need to ensure that development and any related land use zoning/rezoning, take account of the relevant recommendations of the Draft River Basin Management Plan for Ireland 2018-2021 (DHPCLG, 2017).</p> <p>Future Amendments to the Draft Plans Determine whether or not the implementation of future proposed Amendments would be likely to have significant effects on the environment.</p>	
	AMD21007468	National Transport Authority	<p>Submission notes that preparation of the Cork Metropolitan Area Transport Strategy will provide the opportunity to assess a broad range of transport investment options, at a strategic MD level, against a number of land use scenarios over a period of 20 years. As such, plan proposals relating to the provision of strategic supporting transport infrastructure or transport services would more appropriately be informed by the Transport Strategy.</p> <p>Urban Expansion Areas: The NTA have requested the opportunity to comment in detail on the development strategies being prepared by the Council for the nine Urban Expansion Areas , prior to their finalisation and the adoption of the LAPs and post completion of the Cork Metropolitan Area Transport Strategy.</p> <p>City Gateway Initiative : submission seeks clarity on what is</p>	<p>Preparation of the Cork Metropolitan Area Transport Strategy has just commenced. Relevant future outputs from the Strategy will inform future plans. No change proposed.</p> <p>Noted. The Council is statutorily required to finalise the Local Area Plan process by July 2017. No change proposed.</p> <p>This initiative will initially focus on aesthetic and</p>

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>meant by the term. "integrated land use and development framework".</p> <p>Large Scale Retail Warehousing: NTA remains concerned that retail development of this scale and nature could have wide implications for the functionality and development of existing and proposed strategic transport infrastructure in terms of its utility and operational capacity over time. NTA recommend omission of this element of the LAP until such time as a more evidence based plan led approach to identifying suitable locations for such development has been undertaken.</p> <p>Outlet centres: Given the promotion of a sequential and town centre focused approach to retail warehousing in the Guidelines, there is a similar need for a strong evidence based and plan led approach to this type of retail development. NTA recommend omission of this element of the LAP until such time as potential sites have been appropriately identified.</p> <p>Strategic land Reserve Sites: NTA recommends that the SLR sites be omitted from the Plans pending greater clarity on the formal framework for the selection and assessment of the sites, the process for consultation with statutory stakeholders, and the mechanism for prioritising the sites for development. In the case of the Ballincollig / Carrigaline Draft MDLAP, clarification is sought on what type of "high level appraisal" was undertaken,</p> <p>Strategic Employment Growth areas: Submission notes that the NTA have already recommended</p>	<p>environmental improvements. The nature of the future framework will emerge over time in consultation with relevant stakeholders. No change proposed.</p> <p>Planning Authority has set out clear guidelines in relation to this issue in line with the advice given by the Department of Housing, Planning Community and Local Government. The amendment recognises the key role of public transport provision. No change proposed.</p> <p>As part of the amendment the Council has provided detailed site selection criteria re the provision of outlet centres, which recognises the role of public transport services. No change proposed.</p> <p>The CDP identified a requirement for additional housing land in Metropolitan Cork . The SLR is a process that seeks to deliver those housing units following further evidence based research, the outcomes of which will involve an amendment to the respective local area plans. No change proposed.</p> <p>Preparation of the Cork Metropolitan Area Transport Strategy has just commenced. Relevant future outputs</p>

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			<p>that, in selecting locations for substantial further employment growth, it should be clearly demonstrated that such locations won't undermine the CASP objective of achieving a greater consolidation of trip-intensive development within the most central locations/ public transport corridors, that they won't excessively add to the current pattern of car dependent commuting on the national road network, and that a strong case can be made for the chosen location based on functional complementarity / or specific operational requirements. In this context such proposals should be subject to a transport assessment process. These proposals would be most appropriately assessed through the preparation of the Transport Strategy for the Cork Metropolitan Area.</p> <p>New Cork Hospital within the Cork Science and Innovation Park : Submission notes that this proposals require further assessment, taking into consideration the indicative scale, functions, accessibility and operational requirements. Also a need for ongoing mobility management and transport mitigation measures within the CSIP and CIT campus, inclusive of clear framework for consultation with key stakeholder such as the NTA and TII.</p> <p>Cork Airport : NTA recommends that the primary consideration in relation to the airport should be to safeguard and improve accessibility for the Airports primary function and that it needs to be demonstrated how bus based accessibility to the airport can be safeguarded and improved. With regard to the proposed provision for logistic, warehouse, distribution and tourism related projects at the airport, a clear indication is required as to the rationale for and indicative scale of such uses. NTA recommend that the Council undertakes a detailed analysis</p>	<p>from the Strategy will inform future plans. No change proposed.</p> <p>Agreed. Further assessments will be undertaken in consultation with all relevant stakeholders.</p> <p>Cork Airport is a key national asset. The uses identified are complimentary to the airport function. Airport currently served by public transport with potential to enhance services further.</p>

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			<p>of the impacts of such development on the strategic road network and the extent to which such development could be meaningfully serviced by public transport.</p> <p>Submission concludes by indicating that the NTA would welcome the opportunity for further discussion on these issues.</p>	Noted.
	AMD21004130	Southern Regional Assembly	<p>SRA welcomes the amendment text which clarifies the high level assessment process and Active Land Management measures, which are in accordance with Objective RSS-01 and the SW RPG's 2010-2022 for periodic studies of zoned land availability for residential development. Welcome opportunity to engage with the Council on these issues. Note the clarifications to the Growth Strategy for each MD LAP and the role of Active Land Management to ensure a supply of strategic housing units, necessary to achieve the population and economic growth of towns and the Cork Gateway under Objective RSS-02 of the SW RPG's 2010-2022. The active land management of housing supply lands, the need for periodic studies and provision for headroom is supported under Sections 4.2.12 and 4.2.13 of the SW RPGs 2010-2022.</p> <p>The initiative of the Council to ensure housing is delivered, with a focus on main towns and the Gateway/Metropolitan Area is welcomed.</p> <p>With regard to Ballincollig-Carrigaline MD LAP Amendments welcome amendments which demonstrate consistency as far as it is practicable with SW RPG 2010-2022 particularly Objective RSS-02 for the role of the Cork Gateway as the economic driver for the region and Section 4.3.13 which supports planned growth in the Metropolitan Towns. (BC.01.01.04, BC.01.01.05, BC.01.01.07, BC.03.04.22,</p>	Noted. No change proposed.

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			<p>BC.03.05.25, BC.02.06.03, BC.03.03.23, BC.03.03.24, BC.03.05.30, BC.03.04.19, BC.03.06.05, BC.03.07.23, BC.03.08.01, BC03.03.27).</p> <p>With regard to Cobh MD LAP Amendments welcome similar amendments to above plus amendments on housing density, transport strategy and alignment with the forthcoming NPF/RSES. (CB.03.02.11, CB.03.03.06/07, CB.03.04.37, CB03.05.06, CB.03.05.10, CB.03.06.01).</p> <p>With regard to East Cork MD LAP Amendments welcome above amendments plus EC.03.03.09. which provides revised text outlining phasing and infrastructure packages to deliver the Water Rock Urban Expansion Area including public transport connectivity(rail and bus) to the city centre and strategic employment locations and upgrade to the N25.</p> <p>With regard to Blarney Macroom MD LAP Amendments welcome similar amendments to above plus BM.03.02.02 which provides revised text outlining phasing and infrastructure packages to deliver the Stoneview Urban Expansion Area.</p>	
	AMD20993186	Transport Infrastructure Ireland	<p>(1) National Road Projects :</p> <p>With respect to all plans the submission is concerned that all national roads projects be correctly and clearly illustrated on the plan maps to ensure the routes are safeguarded and to assist the public in knowing the location and extent of the routes. With regard to specific routes in proposed LAPS , the following is noted:</p> <p>N22 Ballyvourney to Macroom – route shown by unlabelled black line does not show the exact layout of the scheme or</p>	<p>It is proposed to insert the following non-material text into Section One of each plan under the heading of 'Traffic and Transport', highlighting the fact that Route Protection Corridors will be shown on the Local Area Plan Map Browser, in the same way as they are currently included on the CDP Map Browser:</p> <p>"The Council, in consultation with the Transport Infrastructure Ireland, will protect proposed national</p>

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			<p>junctions and needs to be improved.</p> <p>M8/ N25/N40 Dunkettle Interchange: route shown needs to be checked for accuracy and labeled.</p> <p>N28 Ringaskiddy / Cork – Document has been submitted to An Bord Pleanala. Labelling and formatting of the scheme on the online map browser needs to be improved prior to the final adoption of the MDLAPs.</p> <p>For other schemes – M20 Cork Limerick /N40 Northern Relief Road/ N25 Carrigtwohill Midleton, N25 Midleton Youghal, N22 Ballincollig Macroom and N71 Bandon Inishannon , many of them are unmapped in the plans despite references to them in the text of the plan. This creates inconsistency and confusion this needs to be addressed in final plan to assist the public.</p> <p>Planning authority policies should not compromise the road planning and route option evaluation process where road scheme planning is underway, or have effect of altering the function of these works or increase the cost of land to be acquired. Issues emerging from future schemes should be clearly referenced and/or mapped in the local area plans and the capacity of existing routes needs to be maintained pending the delivery of these new schemes.</p> <p>2) Protection of National Routes. TII advocates that local area plan policies should reflect and safeguard the strategic role of national roads and associated interchanges/ junctions in catering for the safe and efficient movement of major inter-urban and interregional traffic. The following is noted: Therefore, TII acknowledges the following amendments and</p>	<p>road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these Route Protection Corridors are shown in Volume 3 LAP Map Browser which is accessible through www.corkcoco.ie.”</p> <p>Local Area Plans must comply with the Policy and Objectives set out in the County Development Plan, in particular Objective TM 3-1 National Road Network which sets out a clear policy on the protection of National Routes.</p>

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			<p>makes the following observations:</p> <p>a) Cork Metropolitan Area Transport Strategy TII welcomes the advancement of a Transport Strategy for the Cork Metropolitan Area but are disappointed they have not been consulted re same given their responsibility for National Transport Infrastructure. They request that they are involved as key collaborators.</p> <p>b) Active Land Management and Strategic Land Reserve Sites. Submission notes provisions of amendments in relation to this issue, the fact that sites remain identified as SLRs and the reference to detailed analysis having been carried out through which the planning authority is now indicating a preference for some sites over others. Submission queries what criteria was used for the analysis and notes that TII were not consulted even though many of the sites raise issues for national road network. TII consider it inappropriate and premature to retain the SLR sites in the Plans as there is no formal framework for review of the sites, the information provided is poor and there is no evidence of appropriate consultation having been carried out with statutory stakeholders. The justification for selecting the sites is unclear. It is also unclear how and when the land is to be released. From a national roads perspective, the sites are located in areas which suffer from a lack of local road capacity and poor public transportation networks which would create an unsustainable impacts on the national road network.</p> <p>c) City Gateway Initiatives TII notes the clarification provided and looks forward to close cooperation and consultation in regard to the development of proposals within these areas to ensure compliance with the provisions of the DoECLG Spatial</p>	<p>Noted. The NTA are the lead organisation on this protect.</p> <p>The CDP identified a requirement for additional housing land in Metropolitan Cork . The SLR is a process that seeks to deliver those housing units following further evidence based research, the outcomes of which will involve an amendment to the respective local area plans. No change proposed.</p> <p>Noted. No change proposed.</p>

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			<p>Planning and National Roads Guidelines.</p> <p>d) Retail Warehousing Submission requests that this element of the plan be omitted. The Cork Metropolitan Area is very reliant on the national road network which has a finite capacity and which will require demand management measures in the future to maintain its operational capability. Retail land use of this scale and nature with a national and regional catchment would have wide implications for strategic transport infrastructure which needs to be addressed in accordance with statutory guidance - Retail Planning Guidelines and Spatial Planning and National Roads Guidelines for Planning Authorities (2012).</p> <p>Given the promotion of a sequential and town-centre - focused approach to retail development in the Retail Planning Guidelines 2012, there is a clear need for a strong, evidence-based, plan-led and integrated land use and transport approach to planning for this section of the retail market. Deferring considered of such strategic issues to development management is not a suitable way of ensuring such significant proposals are assessed in a co-ordinated way.</p> <p>TII aims to protect the significant Exchequer investment in the national road net work in the area and will appeal any decisions to grant planning permission in cases where the strategic function and safety on the national road network is compromised.</p> <p>e) Retail Outlet Centres Submission requests that this element of the plan be omitted for the same reasons outlined above with respect</p>	<p>Planning Authority has set out clear guidelines in relation to this issue in line with the advice given by the Department of Housing, Planning Community and Local Government. The Council is satisfied that National Road Infrastructure will be appropriately safeguarded. No change proposed.</p> <p>As part of the amendment the Council has provided detailed site selection criteria re the provision of outlet</p>

Amendment Ref. No.	Sub No.	Interested Party	Summary of Submission	Chief Executive's Opinion
FY 03.02.10			<p>to Retail Warehousing – need for an evidence based, plan led approach which takes an integrated approach to land use and transportation planning and reflects statutory guidance in respect of Retail Development and Spatial Planning /National Roads infrastructure. Deferring considered of such strategic issues to development management is not a suitable way of ensuring such significant proposals are assessed in a co-ordinated way and will set an undesirable precedent within the planning authority area. TII again advise that they will appeal any decisions to grant planning permission in cases where the strategic function and safety on the national road network is compromised.</p> <p>f). LAP objective LAS-01. Submission welcomes changes to this objective with respects to national roads.</p> <p>g) Development Contributions Submission notes that, as previously advised, funding for national road improvements required to facilitate appropriate private developments will not be the responsibility of Transport Infrastructure Ireland. Costs of appropriate upgrades to national roads will have to be met by the developer concerned. It is critical that the local authority identifies what upgrades will be required to facilitate development and establishes clear funding and delivery framework mechanisms for such works. This clarity is critical not only for the management of the safety, capacity and efficiency of the national road network but also with regard to risk and investment decisions made within the private development sector. In the absence of such clarity, TII is the opinion of TII that development proposals should be considered unacceptable and premature. This is a critical issue which needs to be</p>	<p>centres, which recognises the role of public transport services. The Council is satisfied that National Road infrastructure will be appropriately safeguarded. No change proposed.</p> <p>Noted.</p> <p>Cork Council intends to issue a draft Development Contribution Schemes for public consultation later this year.</p>

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FY 03.02.16			addressed by the Council. Fermoy MD The submission also specifically addresses the Fermoy MD. In relation to Fermoy, the TII recommend that proposed amendment FY 03.02.10 is not adopted and that the mapped objective relating to this is removed from the plan.	Noted. The Council has continuously supported the retention of this objective. See Appendix B.
FY 03.02.20			Reference is also made to proposed amendment FY 03.02.16 advising that an appropriate set back should be provided from developments of the lands having regard to DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities. In relation to proposed amendment FY 03.02.20, business zoning at Corrin east of the M8, it states that this is remote from the plan boundary and that the proposed zoning objective extends up to the line of the M8. It requests that the Council give appropriate consideration to any future requirements to provide for improvements to the network at this location and to ensure that such proposals would not be compromised by such a zoning in a remote rural location.	Noted. The Council is satisfied that adequate set back can be achieved. See Section 2 and Appendix B. Noted. See discussion in section 2 of this report. See Appendix C.
FY 03.03.05 FY 03.03.06 FY 03.03.07			In relation to Mitchelstown the TII acknowledges proposed amendments FY 03.03.05, FY 03.03.06 and FY 03.03.07 regarding requirements for TIA and RSA but states that access proposals in relation to MH R-11, MH B-02 and MH I-01 do not appear to have been addressed and recommends resolution of same prior to adoption of plan.	Access to MH R-11, MH B-02 and MH I-01 is available within the 60km/hr speed limit. The Council is satisfied that National Road infrastructure will be appropriately safeguarded through the development management process. It is not possible to introduce new material changes at this stage of the LAP process. No change proposed. See Appendix B.
FY 03.03.17			In relation to proposed amendment FY 03.03.17 it states that the lands adjoin the N73, national secondary road, at a	Noted. See discussion in section 2 of this document. See Appendix C.

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			<p>location where a 100km speed limit applies and rendering the zoning at variance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines. It recommends that alternative access proposals are incorporated into the objective prior to adoption.</p> <p>The TII welcomes proposed amendments ref FY 03.04.04 and FY 03.04.08 (Charleville), and suggests that proposed amendment FY 03.04.08 is located elsewhere in the Charleville section.</p>	<p>Noted.</p>

Appendix B List of Amendments Recommended by the Chief Executive

1.1 Overview

1.1.1. The following table sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

1.1.2. Where significant amount of text forms part of the amendment this change is referenced in the table below but the text of the amendment is set out in a series of Appendices A1, A2 etc.

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Section One: Introduction			
FY 01.01.01 (change to page 6 of Draft Plan).	Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1, below, which includes list of Town Council Development Plans.		AMD21004041	<u>No change proposed.</u>
Table 1.1: Municipal Districts in County Cork				
	Municipal District	Population 2011	Main Towns	No of villages
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34
3	Blarney-Macroon	43,398	Blarney, Macroon (Macroon Town Development Plan, 2009)	54

Ref.		Proposed Amendment			Draft Plan Page No.	Submission Received	Comment
4	Cobh	53,544	Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is a proposed new town and a designated Strategic Development Zone)	24			
5	East Cork	42,399	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30			
6	Fermoy	42,226	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29			
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46			
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands			
<p>Note: This change affects the text of the Plan only.</p>							
FY 01.07.01	<p>Approach to Town Council Development Plans</p> <p>Delete Paragraph 1.7.9 and replace with new text as follows:</p> <p>1.7.9—Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will</p>			14	AMD21004041	<u>No change proposed.</u>	

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>			
FY 01.07.02	<p>Housing Density</p> <p>Insert new Heading "Housing Density" and text after "Green Infrastructure"(paragraph 1.7.27) as follows;</p> <p>The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards</p>	18	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 01.07.03	<p>Insert additional text after paragraph 1.7.22 of section 1 of the plan regarding Regeneration Areas as follows:</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a Vacant Sites Register, identifying sites on which a vacant site levy can be applied.</p> <p>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	17	AMD21004041	<u>No change proposed.</u>
FY 01.08.01	<p>Include additional text in section 1.8 after Objective IN-01 as follows:</p> <p>Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in</p>	20	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 01.09.01	<p>Active Land Management</p> <p>Insert new Heading “Active Land Management” and text after paragraph 1.7.9) as follows;</p> <p>Active Land Management In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.</p> <p>Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:</p>	14	AMD21004041 AMD21004130	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><i>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.</i></p> <p><i>The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.</i></p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> • Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and 			

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>employment delivery targets</p> <ul style="list-style-type: none"> • The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates • The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state • Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors • Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork <p>It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and, in so doing, help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.</p> <p>A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.</p> <p>During the lifetime of this Plan, and in addition to the provisions of the</p>			

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>Urban Regeneration & Housing Act 2015, Cork County Council will:</p> <ol style="list-style-type: none"> 1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes. 2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis. 3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated <i>Scale of Development</i> and <i>Normal Recommended Scale of any Individual Scheme</i> requirements set out in this Plan. <p>This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can</p>			

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.</p> <p>4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
	<p>Section Two: Local Area Strategy</p>			
FY 02.03.01	<p>Include additional text paragraph after paragraph 2.3.3 as follows:</p> <p>The Fermoy Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. Each settlement chapter of this plan refers the unique aspects of a settlement’s built, archaeological and natural heritage where relevant.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	26	No submission received.	<u>No change proposed.</u>
FY 02.04.01	<p>Amend text of section 2 by inserting new paragraph after 2.4.9 as follows: Table 2.3 provides information in relation to the physical</p>	29	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>capacity of the water services infrastructure only. Some settlements which have infrastructural capacity may have other issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 02.04.02	<p>Amend Water Services Key of table 2.3 to include the following additional text: There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	31	No submission received.	<u>No change proposed.</u>
FY 02.04.03	<p>Amend Water Services Key of table 2.3 to include the following additional text: 'Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.'</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	31	No submission received.	<u>No change proposed.</u>
FY 02.05.01	<p>Amend Wording of paragraph 2.5.4 as follows:</p> <p>Fermoy is the largest centre of employment within the area. The 2011 Census recorded the number of jobs that people were going to within the DEDs containing Fermoy town as 2,657, a decrease of 576 on the 2006 figure. In Mitchelstown, the figure was 1,662 (decreasing from 1,957 in 2006) and in Charleville the figure was 2,426, an increase of over 18% on the 2006 figure. This would indicate that of the 11,601 jobs within the Municipal district 6,745 or 58% are located within the three main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns makes it more difficult for people to access employment opportunities and creates</p>	32	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>challenges for the provision of effective public transport and transport infrastructure generally.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 02.06.01	<p>Amend wording of paragraph 2.6.9 as follows:</p> <p>To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	33	No submission received.	<u>No change proposed.</u>
FY 02.06.02	<p>Include additional text paragraph after paragraph 2.6.12 as follows:</p> <p>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particularly rich in medieval monuments, notably ringforts, churches, abbeys and castles. A number of these are in the care of the State, like Glanworth Castle and Ballybeg Abbey, and constitute an important range of heritage tourism assets. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Fermoy and Glanworth feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	33	No submission received.	<u>No change proposed.</u>
FY 02.06.03	Local Area Plan Objective LAS-01	34	No submission	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Include additional objectives in LAS-01 as follows:</p> <ul style="list-style-type: none"> f) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014. g) No ‘developer provided’ infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for. h) All developments, where appropriate, will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014. i) All developments will need to comply with Management of 		received.	

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>j) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 & HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, landscapes.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			

Ref.	Proposed Amendment						Draft Plan Page No.	Submission Received	Comment
FY 02.06.04:	Replace table 2.2 of the draft plan (on page 28) with a new table 2.2 (below):							No submission received.	<u>No change proposed.</u>
Table 2.2 Fermoy Municipal District Housing Requirements and Supply									
		Housing Requirement				Housing Supply			
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)		
Fermoy	6,489	7589	831	938	47	90.66 93.46*	1,601		
Charleville	3,646	4925	741	804	45	72.5 70.6**	1,124		
Mitchelstown	3,677	5346	905	1,040	58	74.79 84.3**	1,293		
Main Towns	13,812	17,860	2,478	2,782	149	237.95 248.36	4,018		
Villages	9,427	11,529	1,417	1,533	-	-	1,003		
Rural	18,987	17,514	486	559	-	-	-		
Total Villages and Rural	28,414	29,044	1,903	2,092	-	-	1,003		
Total for	42,226	46,904,	4,381	4,874	149	237.95 248.36	5,021		

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
<p>District</p>	<p>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 89 94.85 Ha Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12</p> <p>* Includes 9ha of residentially zoned land from the Fermoy Town Development Plan 2009 and additional land included in proposed amendments (1.917ha). Net housing areas revised relative to those included in Core Strategy. These revisions include an adjustment to R-07(2ha) to account for the construction of a new school on the site and reduction to net housing areas of R-03 and R-04 (c1.1ha) to allow provision of buffer for legacy landfill.</p> <p>**Adjusted to take account of proposed amendments. Net housing areas adjusted relative to those included in Core Strategy to take account of revised net housing areas (including adjustments to R-03 and R-06 in Mitchelstown).</p> <p style="text-align: center;"><i>Note: This change affects the text of the Plan only.</i></p>			
<p>FY 02.06.05</p>	<p>Insert additional text heading and paragraph after paragraph 2.2.4 in section 2;</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning</p>	<p>25</p>	<p>No submission received.</p>	<p><u>No change proposed.</u></p>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment																																																								
	<p>will be aligned with this hierarchy of strategic plans.</p> <p><i>Note: This change refers to the text of the draft plan only.</i></p>																																																											
	Section Three: Main Towns																																																											
FY 03.01.01	<p>Replace table 3.1 of the draft plan (page 36) with a new table 3.1 as follows:</p> <table border="1"> <thead> <tr> <th colspan="8">Table 3.1: Population, Households and Net New Houses for Main Towns</th> </tr> <tr> <th></th> <th colspan="4">Housing Requirement</th> <th colspan="3">Housing Supply</th> </tr> <tr> <th></th> <th>Census 2011</th> <th>Population Target</th> <th>Total New Households</th> <th>New Units Required</th> <th>Net Estimated Requirement (Ha)</th> <th>Net Estimated Residential Area Zoned (Ha)</th> <th>Estimated Housing Yield</th> </tr> </thead> <tbody> <tr> <td>Fermoy</td> <td>6,489</td> <td>7,589</td> <td>831</td> <td>938</td> <td>47</td> <td>90.66 93.46*</td> <td>1,601</td> </tr> <tr> <td>Charleville</td> <td>3,646</td> <td>4,925</td> <td>741</td> <td>804</td> <td>45</td> <td>72.50 70.6**</td> <td>1,124</td> </tr> <tr> <td>Mitchelstown</td> <td>3,677</td> <td>5,346</td> <td>905</td> <td>1,040</td> <td>58</td> <td>74.79 84.3**</td> <td>1,293</td> </tr> <tr> <td>Total</td> <td>13,812</td> <td>17,860</td> <td>2,478</td> <td>2,782</td> <td>149</td> <td>237.95 248.36</td> <td>4,018</td> </tr> </tbody> </table> <p>Source: Cork County Development Plan 2014- Appendix B, Table B 11 *Figure reflects changes proposed in this draft plan includes land (9ha) zoned in the Fermoy town Development Plan 2009*</p> <p>*Includes 9ha of residentially zoned land from the Fermoy Town Development Plan 2009 and additional land included in proposed amendment (1.917ha). Net housing areas revised relative to those included in Core Strategy. These revisions include an adjustment to R-07(2ha) to account for the construction of a new school on the site and reduction to net housing areas of R-03 and R-04 (c1.1ha) to allow provision of buffer for legacy landfill.</p>	Table 3.1: Population, Households and Net New Houses for Main Towns									Housing Requirement				Housing Supply				Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield	Fermoy	6,489	7,589	831	938	47	90.66 93.46*	1,601	Charleville	3,646	4,925	741	804	45	72.50 70.6**	1,124	Mitchelstown	3,677	5,346	905	1,040	58	74.79 84.3**	1,293	Total	13,812	17,860	2,478	2,782	149	237.95 248.36	4,018		No submission received.	<u>No change proposed.</u>
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Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
<p>**Adjusted to take account of proposed amendments. Net housing areas reduced relative to those included in Core Strategy to take account of revised net housing areas (including adjustments to R-03 and R-06 in Mitchelstown).</p>				
<p><i>Note: This change affects the text of the Plan only.</i></p>				
	<p>Fermoy</p>			
<p>FY 03.02.01</p>	<p>Amend wording of section 3.2 of the plan due to revised approach in relation to the former Fermoy town council area and amend map to exclude former Fermoy town council area from zoning map.</p> <p>The provisions of the Fermoy Town Development Plan 2009 (as amended) are to remain in place until further notice and text in the Draft Plan which had proposed revisions to the former town council area is to be revised.</p> <p>Additional changes to the text of section 3.2 which arise from other considerations are included within the new section 3.2 but are also listed as separate proposed changes below.</p> <p>Note that the final numbering of any specific zoning objectives set out below will be such that they are in sequence in the final plan.</p> <p>Revised section 3.2 Fermoy Environs is set out in Appendix A1 of this report. This contains a consolidated version of the new Fermoy Environs chapter with text relating to the town council now struck out. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.</p>	<p>38-54</p>	<p>AMD21004041</p>	<p><u>No change proposed.</u></p>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>This affects both the text and the map of the plan.</i>			
FY 03.02.02	<p>It is proposed to amend paragraph 3.2.13 to include reference to Abec within the employment and economic activity sub section in Fermoy as follows:</p> <p>Other employment uses are mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8 and at Abec to the south of the town.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	40	No submission received.	<u>No change proposed.</u>
FY 03.02.03	<p>Insert additional text into paragraph after 3.2.55, as follows:</p> <p>The waste water treatment plant serving the town has a 20,000PE design capacity it is understood that there is sufficient capacity to cater for the additional planned level of growth to 2022. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47	No submission received.	<u>No change proposed.</u>
FY 03.02.04	<p>Insert additional text into paragraph after 3.2.54, as follows:</p> <p>The public water supply system has adequate source capacity to cater</p>	47	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>for projected demand to 2022. Any proposals to increase volumes of abstraction of water from the Blackwater River to serve Fermoy must be subject to Habitats Directive Assessment, and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for the Blackwater River SAC. In some areas the pipework will need to be extended to service zoned lands. This is a significant issue in relation to proposed development in the northern parts of the town, particularly FY-R-03 and FY-R-09, as the existing watermain network is not adequate to cater for the proposed development. At present there is no apparent Irish Water Scheme to upgrade the Fermoy WS in their draft Capital Investment Programme 2017-2021.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>			
FY 03.02.05	<p>Insert additional paragraph after paragraph 3.2.58, as follows:</p> <p>The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47	No submission received.	<u>No change proposed.</u>
FY 03.02.06	<p>Replace paragraph 3.2.63 with the following text:</p> <p>The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a</p>	48	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>historic town. There are 31 national monuments and archaeological sites within the development boundary of Fermoy which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Fermoy is a planned 18th/19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Its Zone of Archaeological Potential is identified in the Urban archaeological survey. There are 31 Recorded archaeological monuments and a number of new sites identified since the issuing of the RMP. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01.</i></p>			
FY 03.02.07	<p>Amend the Fermoy text to include new paragraph after paragraph 3.2.66 as follows:</p> <p>Some of the land that is depicted as being within the existing built up area is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition, in all areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	48	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.02.08	<p>Amend the Fermoy text to delete the final sentence from FY GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving waters does not fall below legally required levels.</p> <p>All new development shall make adequate provision for storm water disposal.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49	No submission received.	<u>No change proposed.</u>
FY 03.02.09	<p>Amend the Fermoy text to include an additional general objective after FY-GO-10 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.02.10	<p>Amend the Fermoy text to include the following specific zoning objective:</p> <p>U-01: Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	54	AMD20993186	<u>No change proposed</u>
FY 03.02.11	<p>Amend the Fermoy map to delete the following objective label: FY-U-02.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55	No submission received.	<u>No change proposed.</u>
FY 03.02.12	<p>Amend the Fermoy map to delete the following objective label: FY-U-03.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55	No submission received.	<u>No change proposed.</u>
FY 03.02.13	<p>Amend the Fermoy map to delete the following objective label: FY-U-04.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55	No submission received.	<u>No change proposed.</u>
FY 03.02.14	<p>Amend the Fermoy map to delete the following objective label: FY-U-05.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55	No submission received.	<u>No change proposed.</u>
FY 03.02.15	<p>Amend the Fermoy map to delete the following objective label: FY-U-06.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55	No submission received.	<u>No change proposed.</u>
FY 03.02.16	<p>Amend the text and map for Fermoy Environs to include a new Residential Zoning</p>	51	AMD20993186 AMD21006983	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>FY R-11 Medium B Density Residential</p> <p>Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen the development from the M8. A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear.</p> <p><i>Note: This change affects the text of the Plan and the map. This change has been included within proposed change FY 03.02.01</i></p>			
FY 03.02.17	<p>Amend Fermoy text to insert additional general objective (GO-12) as follows:</p> <p>Support the expansion of primary and post primary education facilities in the town.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49	No submission received.	<u>No change proposed.</u>
FY 03.02.18	<p>Amend Fermoy text to include the following additional text in FY-GO-10</p> <p>In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49	No submission received.	<u>No change proposed.</u>
FY 03.02.19	<p>Amend paragraph 3.2.19 of the plan to include additional text as follows:</p> <p>Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location</p>	40	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include farm related business such as ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.</p> <p><i>This change affects the text of the plan only. This change has been included within proposed change FY 03.02.01.</i></p>			
	<p>Mitchelstown</p>			
FY 03.03.01	<p>Amend Mitchelstown text to include additional text at the end of paragraph 3.3.49 (Waste Water Services) as follows:</p> <p>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	63	No submission received.	<u>No change proposed.</u>
FY 03.03.02	<p>Amend Mitchelstown text to replace paragraph 3.3.58 with the following text:</p> <p>The town also contains a significant number of archaeological monuments which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Archaeology The earlier historic settlement was adjacent to Mitchelstown medieval Castle (RMP Ref. No CO19-02601-2) and church (RMP Ref. No. CO19-</p>	64	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid around the house and a new town laid out to the east. The majority of the Archaeological sites within the town are associated with the later planned town. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014. Some of the zoned lands are within demesne landscape associated with Mitchelstown Castle and House and any development in this area will require an archaeological assessment, shall be sensitive to the demesne and shall protect all the demesne features and landscape.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 03.03.03	<p>Amend the Mitchelstown text to delete the final sentence from MH GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.</p> <p>All new development shall make adequate provision for storm water disposal.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	65	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.03.04	<p>Amend the Mitchelstown text to include an additional general objective after FY-GO-09 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66	No submission received.	<u>No change proposed.</u>
FY 03.03.05	<p>Amend the text of objective MH-R-11 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Medium B density development. TIA and RSA required.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66	No submission received.	<u>No change proposed.</u>
FY 03.03.06	<p>Amend the text of objective MH-B-02 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Business Uses. TIA and RSA required.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66	No submission received.	<u>No change proposed.</u>
FY 03.03.07	<p>Amend the text of objective MH-I-01 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped. TIA and RSA required.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.03.08	Amend the Mitchelstown text by deleting specific objective MH U-02 from text in Mitchelstown as follows: MH U-02 Develop and maintain pedestrian walk. <i>Note: This change affects the text of the Plan only.</i>	67	No submission received.	<u>No change proposed.</u>
FY 03.03.09	Amend the area of specific objective MH-R-07 to exclude 0.27ha to the north east of R-07 and reclassify the excluded land as 'existing built up area'. <i>Note: This change affects the text and map of the Plan.</i>	66 & 69	No submission received.	<u>No change proposed.</u>
FY 03.03.10	In the Table of Specific Development Objectives for Mitchelstown replace 'MH U-04' objective no. with 'MH U-05' as follows: MH U-05 Relief Road. <i>Note: This change affects the text of the Plan only.</i>	67	No submission received.	<u>No change proposed.</u>
FY 03.03.11	Amend the development boundary east of MH R-03 to bring the boundary inside / west of the area at risk of flooding. <i>Note: This change affects the map of the Plan only.</i>	69	No submission received.	<u>No change proposed.</u>
FY 03.03.12	Amend the development boundary east of MH R-06 to bring the boundary inside / west of the area at risk of flooding. <i>Note: This change affects the map of the Plan only.</i>	69	No submission received.	<u>No change proposed.</u>
FY 03.03.13	Amend the Mitchelstown zoning map to include additional land to the south of the town and amend the text to include additional specific objective as follows: MH-R-12: Nursing home and ancillary accommodation. The housing	66 & 69	AMD21006983	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>shall be low density and single storey only. <i>Note: This change affects the text and map of the Plan.</i></p>			
FY 03.03.14	<p>Amend the Mitchelstown zoning map to rezone an area of land (that portion that is not depicted as being at risk of flooding) within the T-02 zoning for Industry. Amend the text to include additional specific objectives as follows: MHI-05: Industry. Traffic Impact Assessment and Road Safety Audit required. <i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69	No submission received.	<u>No change proposed.</u>
FY 03.03.15	<p>Amend Mitchelstown text to include an additional general objective as follows: MH GO-10: Support the expansion of primary and post primary education facilities in the town. <i>Note: This change affects the text of the Plan only.</i></p>	66	No submission received.	<u>No change proposed.</u>
FY 03.03.16	<p>Include additional land for residential use in Mitchelstown and additional objective as follows: MH R-13: Medium B density residential development to respect protected structure Ballywillin House, RPS ID – 00104. <i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69	No submission received.	<u>No change proposed.</u>
FY 03.03.20	<p>Amend the Mitchelstown zoning map to designate an area of land (that is depicted as being at risk of flooding) within the T-02 as ‘existing built up area’. <i>Note: This change affects the map of the Plan only.</i></p>	67 & 69	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Charleville			
FY 03.04.01	<p>Amend sub heading of paragraph 3.4.54 and insert additional sub heading and paragraph after paragraph 3.4.54 as follows:</p> <p>Built Heritage and Protected Structures Architecture</p> <p>Charleville’s architectural heritage is reflected in the 55 buildings or other structures entered in the Record of Protected Structures. It is considered that the continued retail primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures.</p> <p>The general area around the town is also host to numerous archaeological sites. These include the ruined church located in the town cemetery. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There is also a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places.</p> <p>Archaeology</p> <p>The town was founded in the 17th century by Roger Boyle adjacent to Charleville house which no longer survives. However some of the earlier features associated with the house (including fish ponds; demesne lands, features and earthworks; and structures) remain. The streetscape today is lined with mainly 18th/19thc century buildings with much of the earlier archaeology removed or buried in the ground as subsurface archaeology or incorporated into later buildings. Archaeological sites are afforded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Some of the zoned land contains archaeological monuments (CO002-</p>	77	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>059 and CO003-005) which need to be preserved in their greenfield settings in an appropriate and sensitive manner. Any large scale development in the area of CO003-005 will require an Archaeological Assessment.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 03.04.02	<p>Amend Charleville text and map to exclude R-06 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p>R-06: Medium B density individual sites.</p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>	79 & 82	No submission received.	<u>No change proposed.</u>
FY 03.04.03	<p>Amend Charleville text and map to exclude B-01 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p>B-01: Small to medium scale business uses.</p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>	80 & 82	No submission received.	<u>No change proposed.</u>
FY 03.04.04	<p>Amend specific objective CV-B-05 to include additional text as follows:</p> <p>Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the M20 scheme. TIA and RSA required.</p>	80	AMD20993186	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the text of the plan only.</i>			
FY 03.04.05	<p>Amend the Charleville text to include an additional general objective after CV GO-10 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78	No submission received.	<u>No change proposed.</u>
FY 03.04.06	<p>Amend Charleville text to include an additional general objective as follows:</p> <p>GO-11 - Support the expansion of primary and post primary education facilities in the town.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78	No submission received.	<u>No change proposed.</u>
FY 03.04.07	<p>Amend the Charleville development boundary to include additional land and rezone a portion of CV-O-07 to facilitate inclusion of additional objective as follows:</p> <p>CV R-08: Nursing home.</p> <p><i>This change affects both the text and the map of the plan.</i></p>	79 & 82	ADM21006983	<u>No change proposed</u>
FY 03.04.08	<p>Insert new sentence at the end of paragraph 3.4.20 as follows:</p> <p>Retail warehousing proposals will be assessed in accordance with the provisions of Chapter 7 of the County Development Plan and the Retail</p>	80	AMD20993186	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>Planning Guidelines. <i>This change affects the text of the plan only.</i></p>			
	<p>KEY VILLAGES</p>			
FY 04.02.01	<p>Amend paragraph 4.2.6 in Section 4 Key Villages to include additional text as follows:</p> <p>To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required. Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche or Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	84	No submission received.	<u>No change proposed.</u>
FY 04.02.02	<p>Amend General Objectives for Key Villages to include additional general objective GO-01 (r) as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate</p>	87	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.02.03	<p>Amend General Objectives for Key Villages to delete reference to storm water as follows:</p> <p>e) Where possible all development should be connected to the public water supply and the public waste water treatment system. and make adequate provisions for storm water storage and disposal.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	87	No submission received.	<u>No change proposed.</u>
FY 04.02.04	<p>Insert the following text as a footnote in Table 4.1:</p> <p>Appropriate Scale of Development in Key Villages</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the plan only.</i></p>	86	No submission received.	<u>No change proposed.</u>
	Ballyhooly			
FY 04.03.01	<p>Amend paragraph 4.3.7 by including additional text as follows:</p> <p>A moderate growth rate is recommended to ensure future development</p>	88	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 25 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.03.02	<p>Amend paragraph 4.3.26 as follows:</p> <p>The village also possesses one archaeological monument (a ringfort) which is awarded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p>The settlement contains a single archaeological site (CO034-071) with a medieval castle and churches immediately outside the boundary to south. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	90	No submission received.	<u>No change proposed.</u>
FY 04.03.03	<p>Amend Ballyhooly text to include text additional text after paragraph 4.3.11 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	89	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Castlelyons / Bridebridge	95		
FY 04.04.01	<p>Amend the text of paragraph 4.4.9 of the plan as follows:</p> <p>Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride Shanowenadrimina stream through the village and are illustrated on the settlement map. Part of the built up area of the village is affected. Areas of the village were flooded following storm Desmond in December 2015 / January 2016.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94	No submission received.	<u>No change proposed.</u>
FY 04.04.02	<p>Amend paragraph 4.4.11 by including additional text as follows:</p> <p>Most of the recent new housing development in the village has been in the form of medium and low density suburban style estates, the individual and cumulative scale of which is quite large – it is important that future development is of a more appropriate scale. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 40 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94	No submission received.	<u>No change proposed.</u>
FY 04.04.03	<p>Adjust the development boundary to the south to omit areas within SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	98	No submission received.	<u>No change proposed.</u>
FY 04.04.04	<p>Amend paragraph 4.4.28 as follows:</p> <p>There are large concentrations of Scheduled Monuments within the</p>		No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in the County Development Plan 2014.</p> <p>There is an interesting complex of medieval/late medieval archaeological monuments in both settlements including abbey, churches, limekilns and bridge with Castlelyons castle and associated attendant demesne landscape and features. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.04.05	<p>Amend Castlelyons / Bridebridge text to include new paragraph after 4.5.17 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94	No submission received.	<u>No change proposed.</u>
	Castletownroche			
FY 04.05.01	<p>Amend paragraph 4.5.11 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 54 units in the period to 2022 with the number of houses in any particular group not normally exceeding 12 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p>	100	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the text of the Plan only.</i>			
FY 04.05.02	<p>Amend Castletownroche map to exclude an area of land within the Blackwater SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	103	No submission received.	<u>No change proposed.</u>
FY 04.05.03	<p>Amend Castletownroche text to insert new paragraph after 4.5.17. as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Castletownroche will need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	100	No submission received.	<u>No change proposed.</u>
FY 04.05.04	<p>Amend Castletownroche text to include additional Development Boundary Objective as follows:</p> <p><i>DB-05: Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</i></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	102	No submission received.	<u>No change proposed.</u>
FY 04.05.05	<p>Include additional paragraph after paragraph 4.5.28 as follows:</p> <p>There is an interesting number of archaeological monuments in the</p>	101	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>village including bridge, mill and the medieval tower house. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
	<p>Conna</p>			
FY 04.06.01	<p>Amend paragraph 4.6.8 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 30 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	104	No submission received.	<u>No change proposed.</u>
FY 04.06.02	<p>Insert additional paragraph after paragraph 4.6.21 as follows:</p> <p>There is an interesting number of archaeological monuments in the village including the bridge and Conna Castle. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	106	No submission received.	<u>No change proposed.</u>
FY 04.06.03	<p>Amend Conna map to exclude an area of land within the Blackwater SAC from the development boundary.</p>	108	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the map of the Plan only.</i>			
FY 04.06.04	<p>Amend Conna text to include new text at the end of paragraph 4.6.11. as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Conna will need to be addressed to accommodate further growth". New text will also be inserted at the end of paragraph 4.6.12 as follows: "Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	105	No submission received.	<u>No change proposed.</u>
FY 04.06.05	<p>Amend paragraph 4.6.18 to include additional text as follows:</p> <p>The Conna area has significant tourism potential, which has yet to be exploited which could act as a destination in a wider North Cork tourism initiative. There is opportunity to promote the heritage tourism aspect of Conna Castle, a National Monument, as a tourist destination and as part of the network of medieval Castles in the North Cork area. Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&Bs should be encouraged in the village in order to promote and</p>	106	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	support such tourism development. <i>Note : This change affects the text of the Plan only.</i>			
FY 04.06.06	Amend Conna map to include an additional area of land within the development boundary. <i>This change affects the map of the plan only.</i>	108	No submission received.	<u>No change proposed.</u>
	Doneraile			
FY 04.07.01	Amend paragraph 4.7.13 to include additional text as follows: As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 180 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units. <i>Note: This change affects the text of the Plan only.</i>	110	No submission received.	<u>No change proposed.</u>
FY.04.07.02	Include additional paragraph after paragraph 4.7.31 as follows: The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne. <i>Note: This change affects the text of the Plan only.</i>	111	No submission received.	<u>No change proposed.</u>
FY 04.07.03	Amend map of Doneraile to expand open space zoning 0-03 to include lands within the Blackwater SAC and adjoining land within flood risk area along river. <i>Note: This change affects the map of the Plan only.</i>	114	No submission received.	<u>No change proposed.</u>
FY.04.07.04	Amend paragraph 4.7.24 to include additional text as follows: Doneraile Court and Demesne has potential as a focus for tourism	111	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>development and amenity in North Cork but the house requires restoration. This plan can help support proposals to enhance the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
	<p>Glanworth</p>			
FY 04.08.01	<p>Amend paragraph 4.8.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	115	No submission received.	<u>No change proposed.</u>
FY 04.08.02	<p>Amend Glanworth text to insert new paragraph after paragraph 4.8.11 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Glanworth will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116	No submission received.	<u>No change proposed.</u>
FY 04.08.03	<p>Amend the wording of paragraph 4.8.27 as follows:</p> <p>There is also a significant cluster of Scheduled Monuments within and around the settlement which are subject to protection under national legislation and policies contained in the County Plan. The most significant of these is Labbacallee Wedge Tomb, the largest megalithic</p>	117	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>tomb in Ireland.</p> <p>The village is surrounded by numerous archaeological sites (including Labacalle Wedge Tomb, the largest such tomb in Ireland) and the village itself contains an exceptional number of medieval archaeological monuments including Glanworth Castle, abbey, bridge all in public ownership and needs to be developed as a tourism heritage asset and amenity. These are afforded protection under national legislation and policies contained in the County Plan.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.08.04	<p>Amend the wording of Glanworth text by including additional text in paragraph 4.8.14 as follows:</p> <p>Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. Additional community and recreational facilities are required to meet the current needs of the settlement due to its expansion in the recent past. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground. Land has been identified to facilitate the expansion of the existing school facility. The school is included on the NIAH and any proposals need to be well designed and sensitive to the existing structure.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116	No submission received.	<u>No change proposed.</u>
FY 04.08.05	<p>Amend text of paragraph 4.8.19 to include additional text as follows:</p> <p>The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. The mill itself, presently idle, occupies an attractive setting adjacent to the bridge and offers</p>	116	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>potential for reuse and integration into a heritage tourism initiative for the area which could also include promotion of the medieval archaeological complex of Glanworth Castle, abbey and bridge. The Council should encourage and support initiatives to reuse mills and integrate into heritage tourism destination for the area. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
	<p>Kildorrery</p>			
FY 04.09.01	<p>Amend Kildorrery text to insert new paragraph after paragraph 4.9.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kildorrery will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	121	No submission received.	<u>No change proposed.</u>
FY 04.09.02	<p>Amend paragraph 4.9.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	120	No submission received.	<u>No change proposed.</u>
FY 04.09.03	<p>Amend Kildorrery text to include additional Development Boundary Objective as follows:</p> <p>DB-03: Development of the village should take place in a sequential</p>	123	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><i>manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</i></p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.09.04	<p>Amend Kildorrery text to include additional text in paragraph 4.9.20 as follows:</p> <p>The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village could optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. Bowens’ Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction. The built heritage of the village, in particular the medieval archaeological complex, is also a significant heritage tourism asset. In addition the Killdorrery Trails should be further promoted.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	122	No submission received.	<u>No change proposed.</u>
	Kilworth			
FY 04.10.01	<p>Amend Kilworth text to insert new paragraph after paragraph 4.10.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kilworth will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	126	No submission received.	<u>No change proposed.</u>
FY 04.10.02	<p>Amend paragraph 4.10.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village</p>	125	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units. <i>Note: This change affects the text of the Plan only.</i>			
	Newtownshandrum			
FY 04.11.01	Amend paragraph 4.11.5 to include additional text as follows: As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units. <i>Note: This change affects the text of the Plan only.</i>	129	No submission received.	<u>No change proposed.</u>
FY 04.11.02	Amend Newtownshandrum text to include additional paragraph after paragraph 4.11.13 as follows: This settlement is unusual as it is composed of a number of freestanding, vernacular, formally thatched buildings. This style of heritage settlement is unique and should be protected. <i>Note: This change affects the text of the Plan only.</i>	130	No submission received.	<u>No change proposed.</u>
	Rathcormack			
FY 04.12.01	Amend Rathcormack map to relabel C-02 as C-01, to relabel C-03 as C-02 and to relabel C-04 as C-03. <i>Note: This change affects the map of the Plan only.</i>	135	No submission received.	<u>No change proposed.</u>
FY 04.12.02	Amend Rathcormack text to insert new paragraph after paragraph 4.12.9 as follows: Water quality impacts and/or licence compliance issues associated	133	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>with waste water infrastructure serving Rathcormack will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 04.12.03	<p>Amend Rathcormack text to include non material change to text to better reflect the diversity of employment described in paragraph 4.12.18.</p> <p>A significant amount of employment in Rathcormack falls within the census POWSCAR industrial group categorisation of ‘wholesale, retail trade, transportation and storage’ - sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods. Agriculture also remains an employer for the local population. The main employer for the local population is agriculture, given its fertile rural hinterland. The remaining sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	133	No submission received.	<u>No change proposed.</u>
FY 04.12.04	<p>Amend Rathcormack text to include additional text in paragraph 4.12.5 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units.</p>	132	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the text of the Plan only.</i>			
FY 04.12.05	<p>Amend Rathcormack text to include additional text in paragraph 4.12.20.</p> <p>There are six structures within the village, which are listed in the Record of Protected Structures in the County Development Plan 2014: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack. Archaeology within the village includes the church, the mill and the fever hospital.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	133	No submission received.	<u>No change proposed.</u>
	Watergrassill			
FY 04.13.01	<p>Amend Watergrasshill text to insert new paragraph after paragraph 4.13.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Watergrasshill will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136	No submission received.	<u>No change proposed.</u>
FY 04.13.02	<p>Amend Watergrasshill text to include additional text in paragraph 4.13.8 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 108 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	VILLAGES			
FY 05.02.01.01	<p>Amend paragraph 5.2.6 in Section 5 Villages to include the following text after existing text:</p> <p>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	142	No submission received.	<u>No change proposed.</u>
FY 05.02.01.02	<p>Amend villages text to insert new GO-01 for Villages, after GO-01 (c) as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	145	No submission received.	<u>No change proposed.</u>
FY 05.02.01.03	<p>Delete reference to Storm water disposal in GO-01-(d) for Villages as follows:</p> <p>Where possible all development should be connected to the public water supply and the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p>	145	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the text of the Plan only.</i>			
FY 05.02.01.04	<p>Insert the following text as a footnote in Table 5.1:</p> <p>Appropriate Scale of Development in Villages</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the plan only.</i></p>	144	No submission received.	<u>No change proposed.</u>
	Ballyhea			
FY 05.02.05.01	<p>Amend Ballyhea text to insert new paragraph after paragraph 5.2.19 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Ballyhea may need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	148	No submission received.	<u>No change proposed.</u>
FY 05.02.05.02	<p>Amend text of Ballyhea to include additional text as follows: reservation is made for possible construction of a new road realignment as detailed on the accompanying map. This may result in the creation of a new parking area in front of the school.'</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	148	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Bartlemy			
FY 05.02.07.01	Amend Bartlemy text to insert new paragraph after paragraph 5.2.21 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Bartlemy may need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	152	No submission received.	<u>No change proposed.</u>
	Clondulane			
FY 05.02.08.01	Amend Clondulane text to insert new paragraph after paragraph 5.2.22 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Clondulane will need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	154	No submission received.	<u>No change proposed.</u>
	Coolagown			
FY 05.02.09.01	Amend Coolagown map to include an additional area of land within the development boundary. <i>Note: This change affects the map of the plan only.</i>	157	No submission received.	<u>No change proposed.</u>
	Killavullen			
FY 05.02.12.01	Amend Killavullen text to Include additional text after paragraph 5.2.26 as follows:	162	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>Land within the development boundary of Killavullen is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition in areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
FY 05.02.12.02	<p>Amend Killavullen text to add text to paragraph 5.2.26 as follows:</p> <p>In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development, catering for local needs only, which is sensitive to the village’s attractive setting in the Blackwater Valley and to the north of the Nagles Mountains and to its five protected structures. Archaeology within the village includes the site of a 17th c mill and a bridge.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	162	No submission received.	<u>No change proposed.</u>
FY 05.02.12.03	<p>Amend Killavullen map to remove U-01 from Killavullen map.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	163	No submission received.	<u>No change proposed.</u>
FY 05.02.12.04	<p>Amend Killavullen text to insert new paragraph after paragraph 5.2.26 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Killavullen will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	162	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Shanballymore			
FY 05.02.13.01	<p>Amend Shanballymore text to insert new paragraph after paragraph 5.2.27 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore may need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	164	No submission received.	<u>No change proposed.</u>
	VILLAGE NUCLEI			
FY 05.03.02.01	<p>Insert the following text as a footnote in Table 5.2:</p> <p>Appropriate Scale of Development in Village Nuclei</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the plan only.</i></p>	168	No submission received.	<u>No change proposed.</u>
	Aghern			
FY 05.03.04.01	Amend Aghern map to include an additional area of land within the development boundary.	171	No submission received.	<u>No change proposed.</u>

Ref.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>Note: This change affects the map of the plan only.</i>			
	Araglin			
FY 05.03.05.01	Amend development boundary of Araglin to exclude area of land to the east of the village that is within the Blackwater SAC. <i>Note: This change affects the map of the plan only.</i>	173	No submission received.	<u>No change proposed.</u>

Appendix C: List of Amendments Not Recommended by the Chief Executive

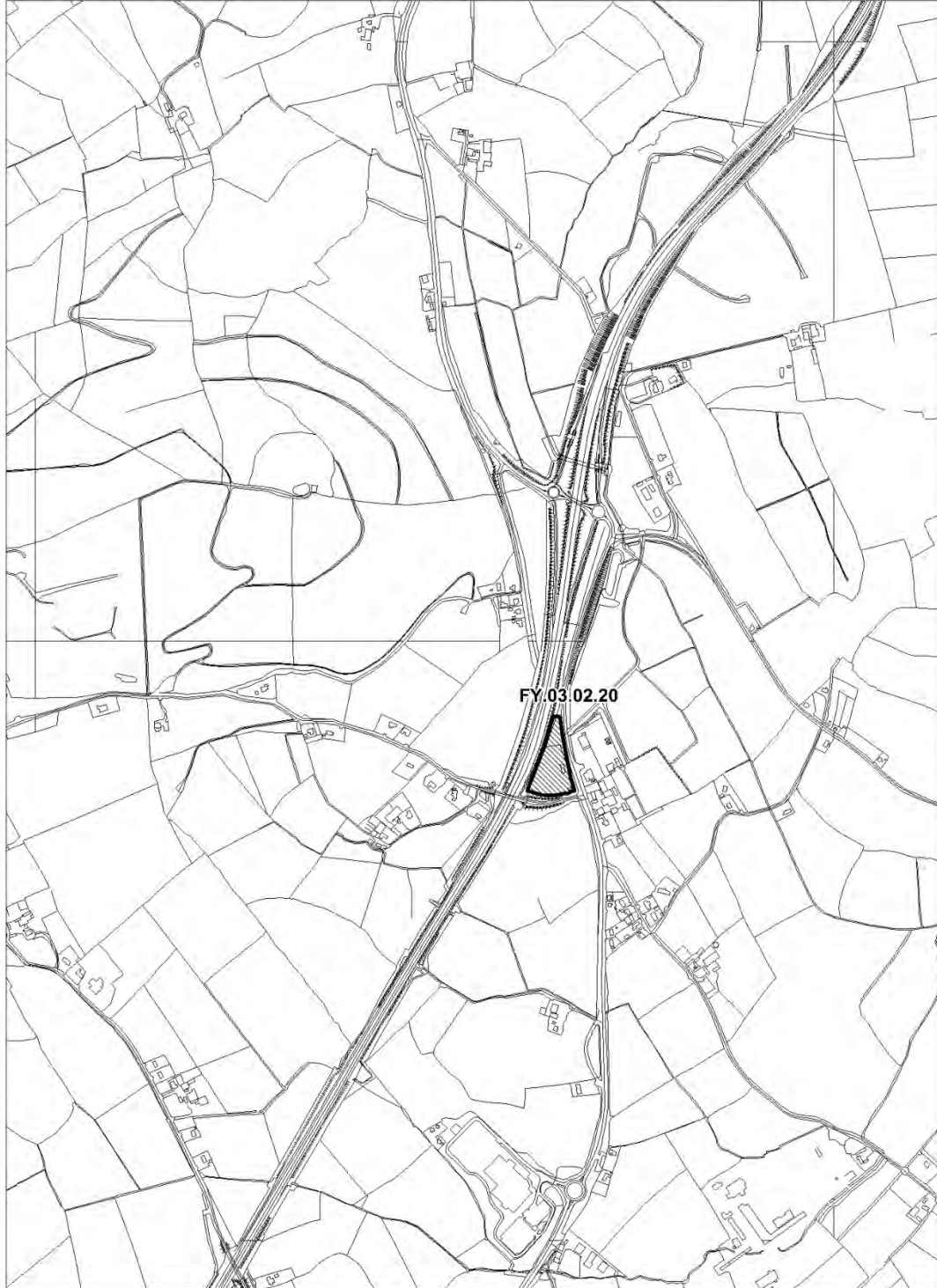
Amendment Reference No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.02.20	<p>Amend the Fermoy map and text to include additional land for business use east of the M8 at Corrin and additional objective as follows:</p> <p>FY-B-05: Business use. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit required.</p> <p><i>Note: This change affects both the map and the text of the plan. This change has been included within proposed change FY 03.02.01.</i></p>	51 & 55	<p>AMD 1006983</p> <p>AMD20999703</p> <p>AMD20998364</p> <p>AMD20993186</p>	<p>Chief Executive’s Recommendation: To exclude this proposed amendment FY 03.02.20 including proposed map change.</p> <p>See section 2 for details.</p>
FY 03.03.17	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p>MH-I-05: Industry. Traffic Impact Assessment and Road Safety Audit Required.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69	AMD20993186	<p>Chief Executive’s Recommendation: To exclude this proposed amendment FY 03.03.17 including proposed map change.</p> <p>See section 2 for details.</p>
FY 03.03.18	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p>MH-I-06: Industry. Traffic Impact Assessment and Road Safety Audit Required.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69		<p>Chief Executive’s Recommendation: To exclude this proposed amendment FY 03.03.18 including proposed map change.</p> <p>See section 2 for details.</p>

Amendment Reference No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
FY 03.03.19	<p>Amend the Mitchelstown map and text to include additional land for residential use and additional objective as follows:</p> <p>MH-R-13: Medium B Residential</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69	AMD21006983	<p>Chief Executive's Recommendation: To exclude this proposed amendment FY 03.03.19 including proposed map change.</p> <p>See section 2 for details.</p>

Appendix C (continued) :
Maps of Amendments Not Recommended by the Chief Executive

**Fermoy Municipal District Local Area Plan
Public Consultation Draft**

Fermoy



Amendment Ref: FY.03.02.20

Fermoy Municipal District Local Area Plan
Public Consultation Draft

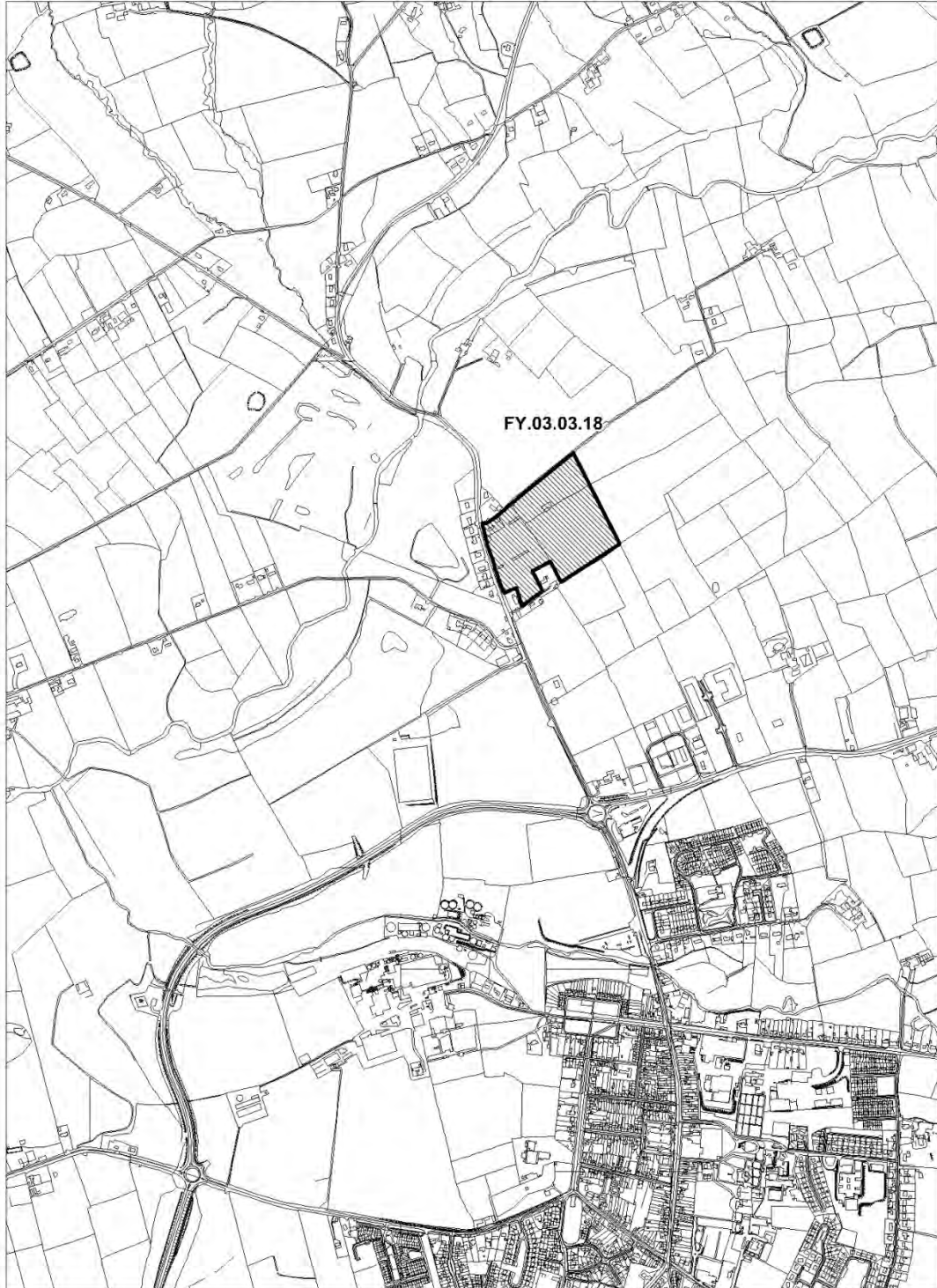
Mitchelstown



Amendment Ref: FY.03.03.17

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Mitchelstown



Amendment Ref: FY.03.03.18

Fermoy Municipal District Local Area Plan
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Mitchelstown



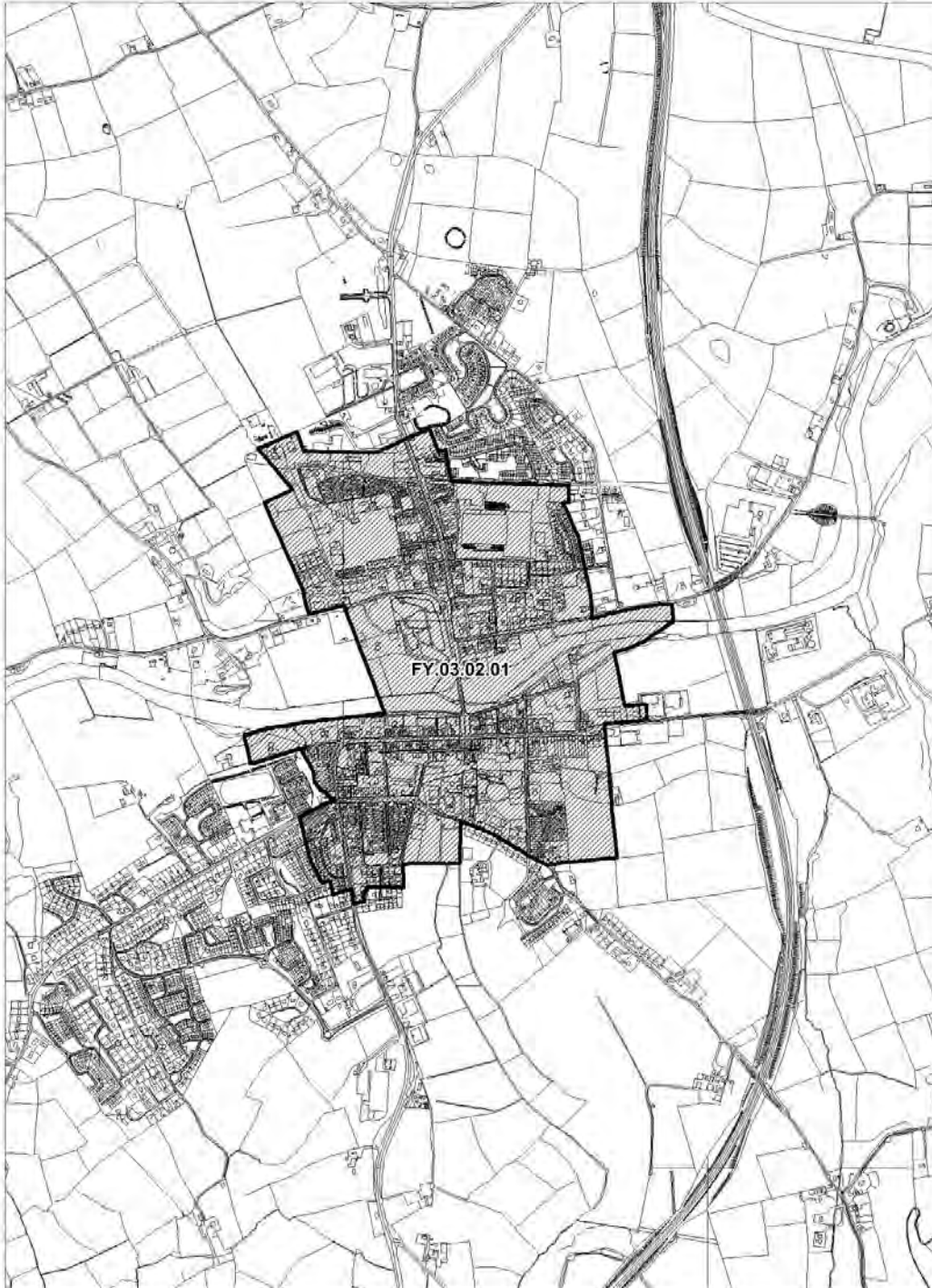
Amendment Ref: FY.03.03.19

Appendix D

Maps of Amendments Recommended by the Chief Executive.

Fermoy Municipal District Local Area Plan
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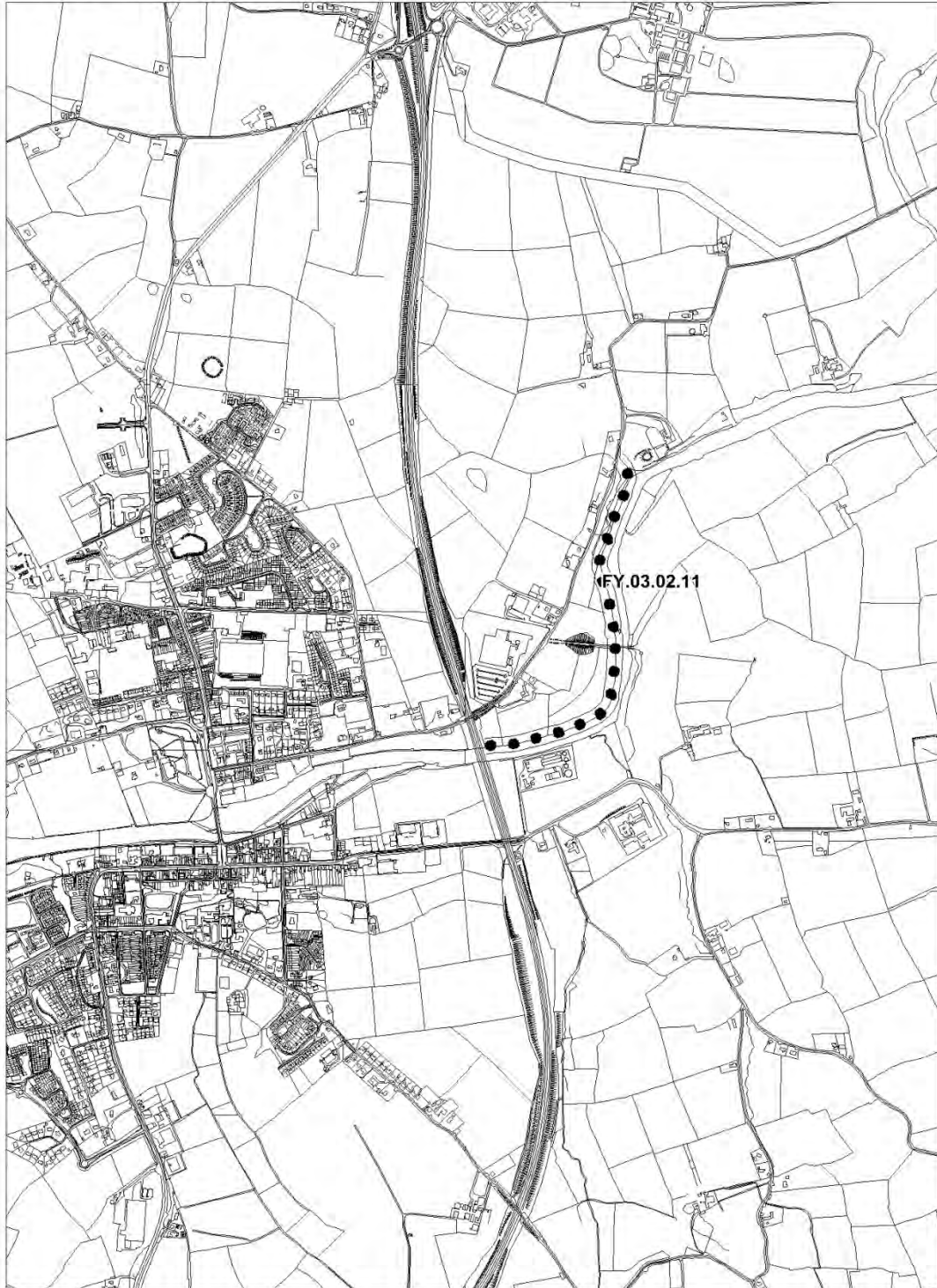
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Amendment Ref: FY.03.02.01

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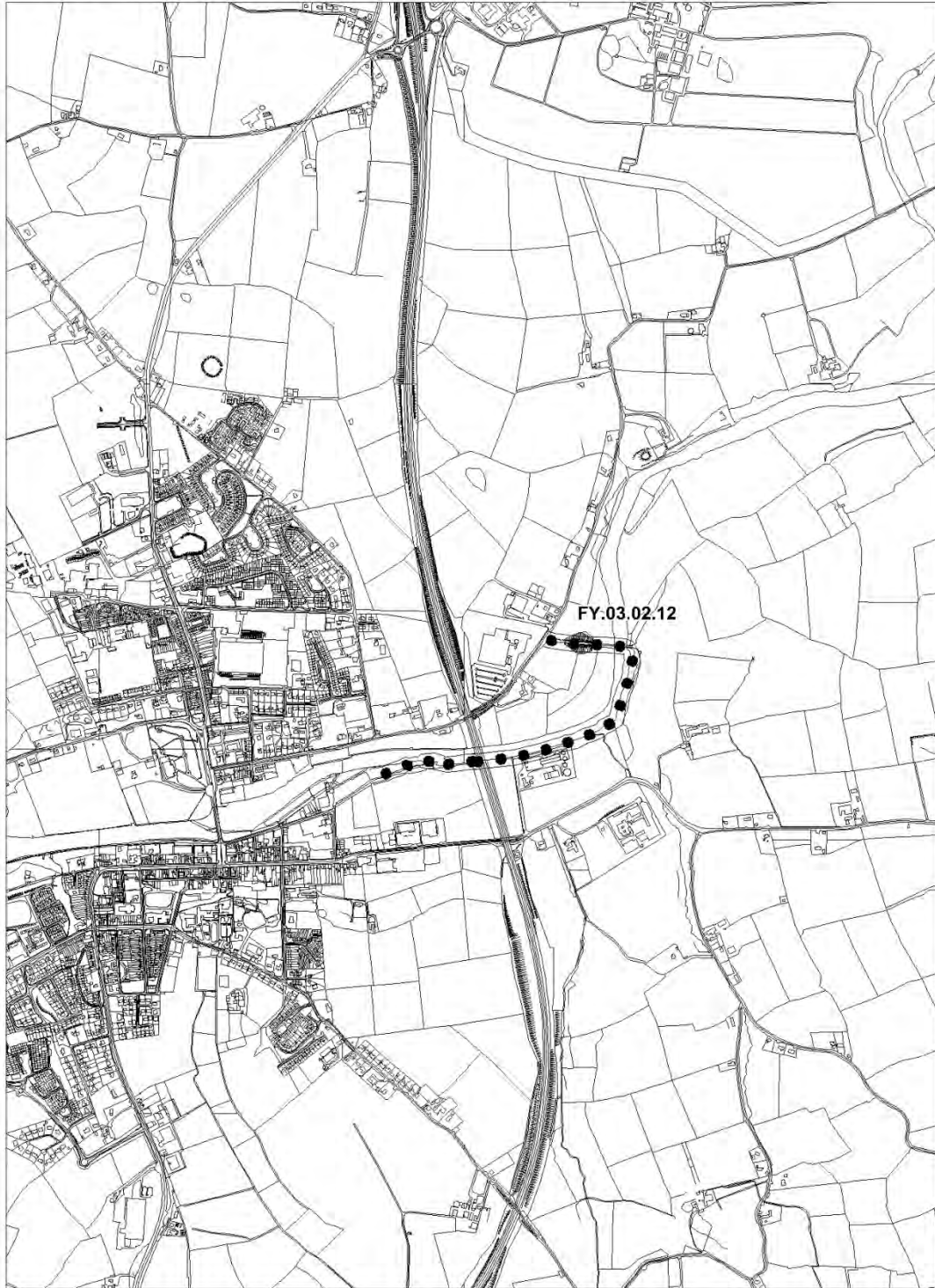
Fermoy



Amendment Ref: FY.03.02.11

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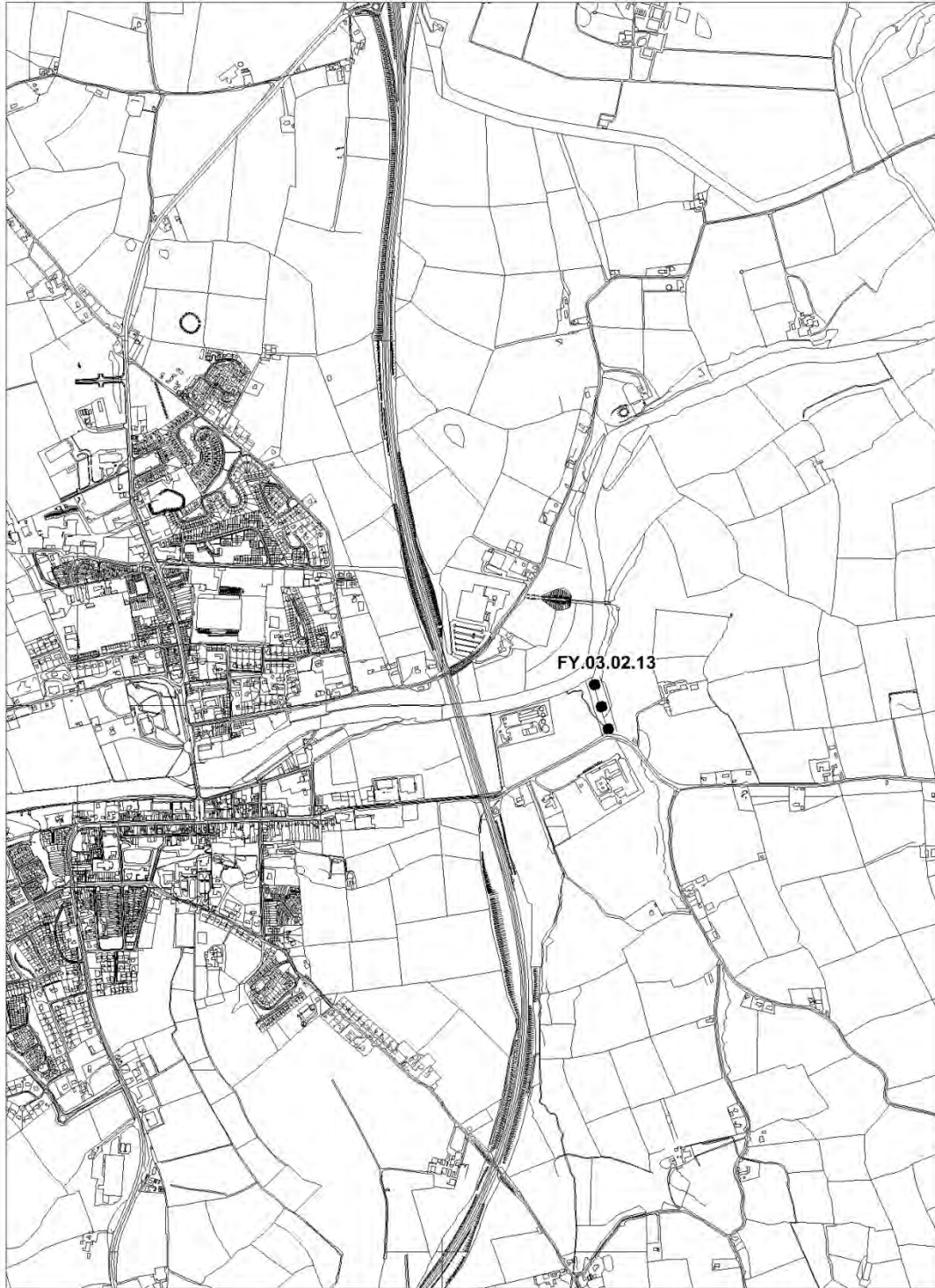
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Amendment Ref: FY.03.02.12

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Public Consultation Draft

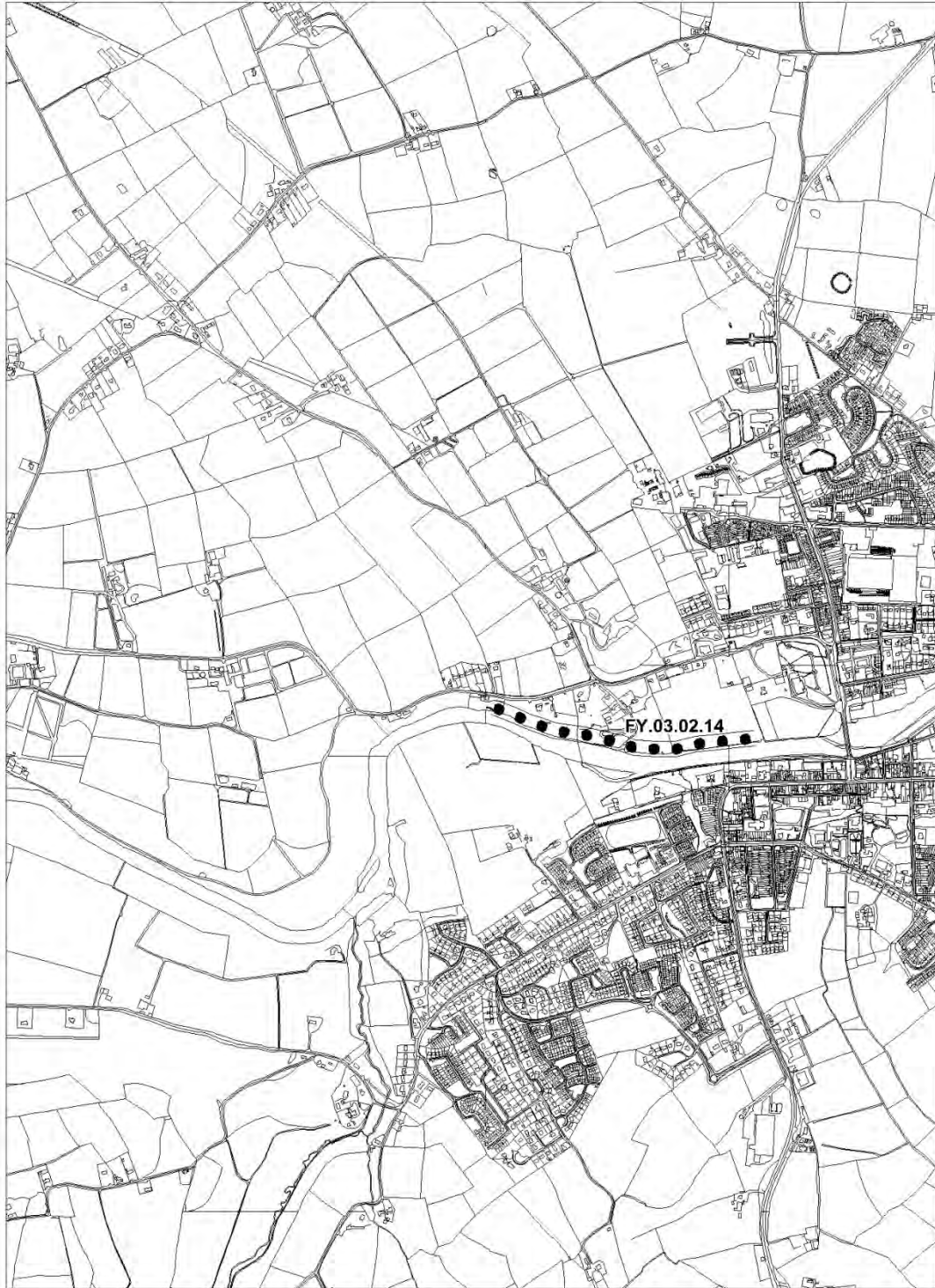
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Amendment Ref: FY.03.02.13

Fermoy Municipal District Local Area Plan
Public Consultation Draft

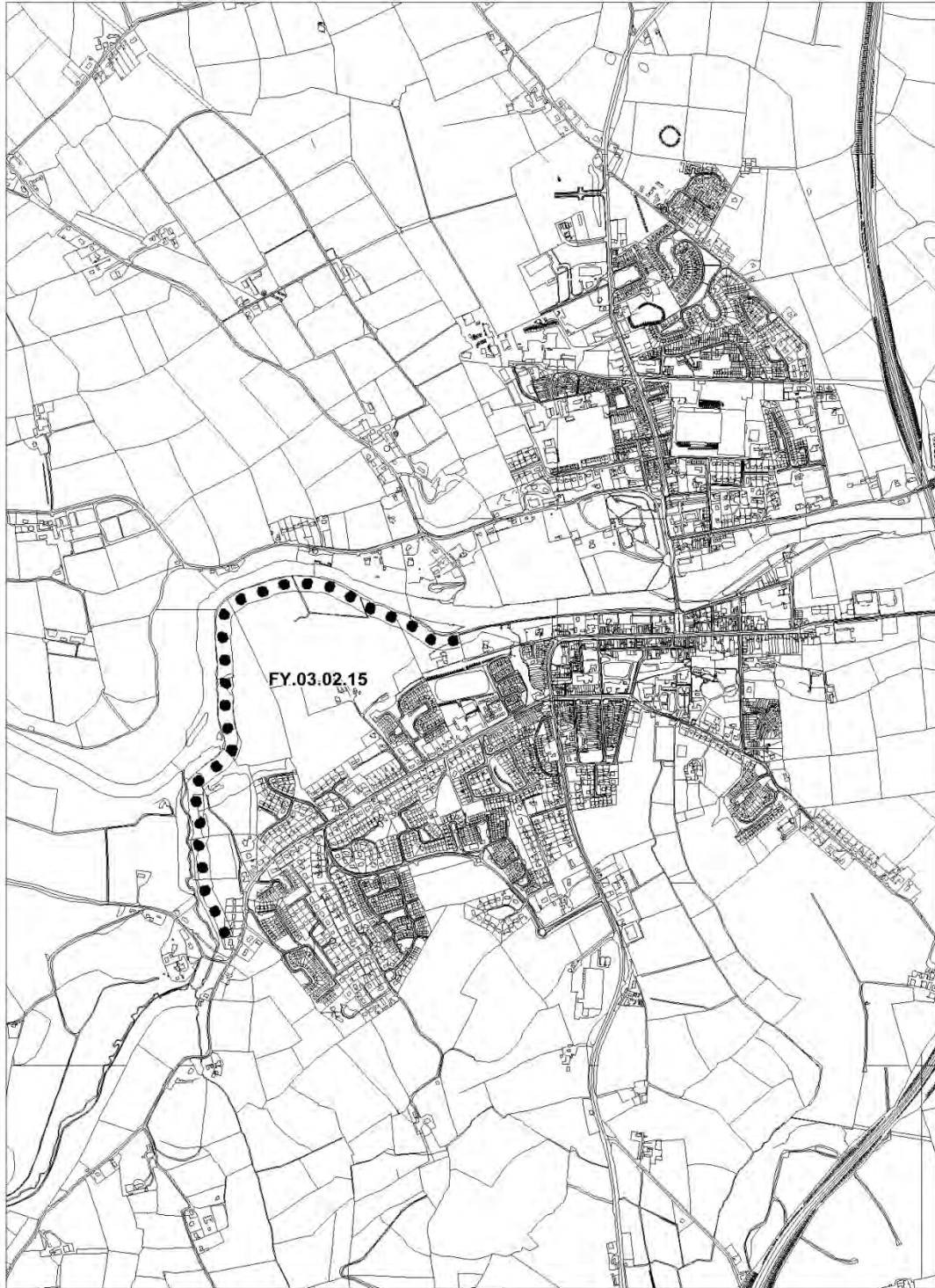
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Amendment Ref: FY.03.02.14

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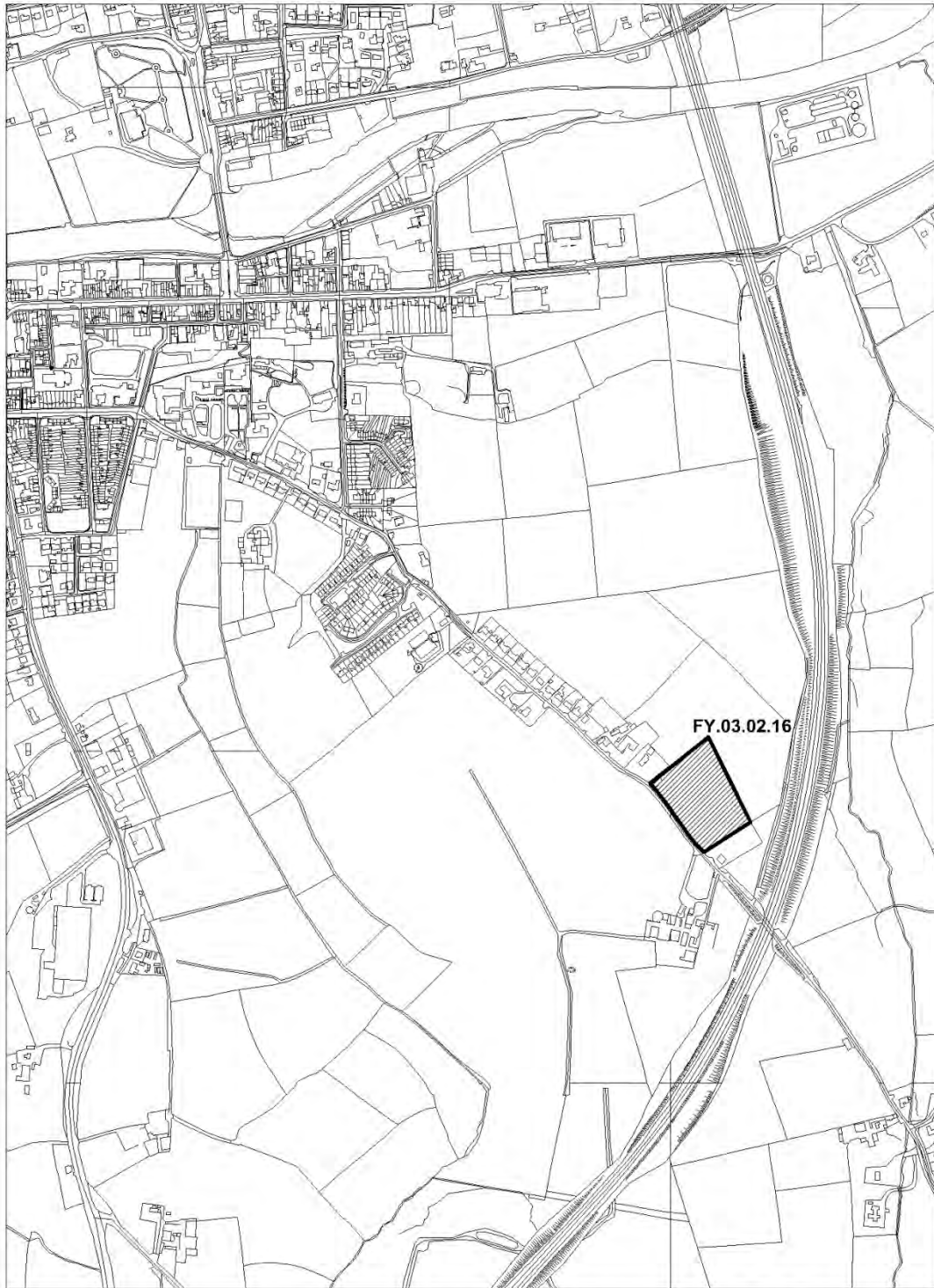
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Amendment Ref: FY.03.02.15

Fermoy Municipal District Local Area Plan
Public Consultation Draft

Fermoy



Amendment Ref: FY.03.02.16

Fermoy Municipal District Local Area Plan
Public Consultation Draft

Mitchelstown



Amendment Ref: FY.03.03.09

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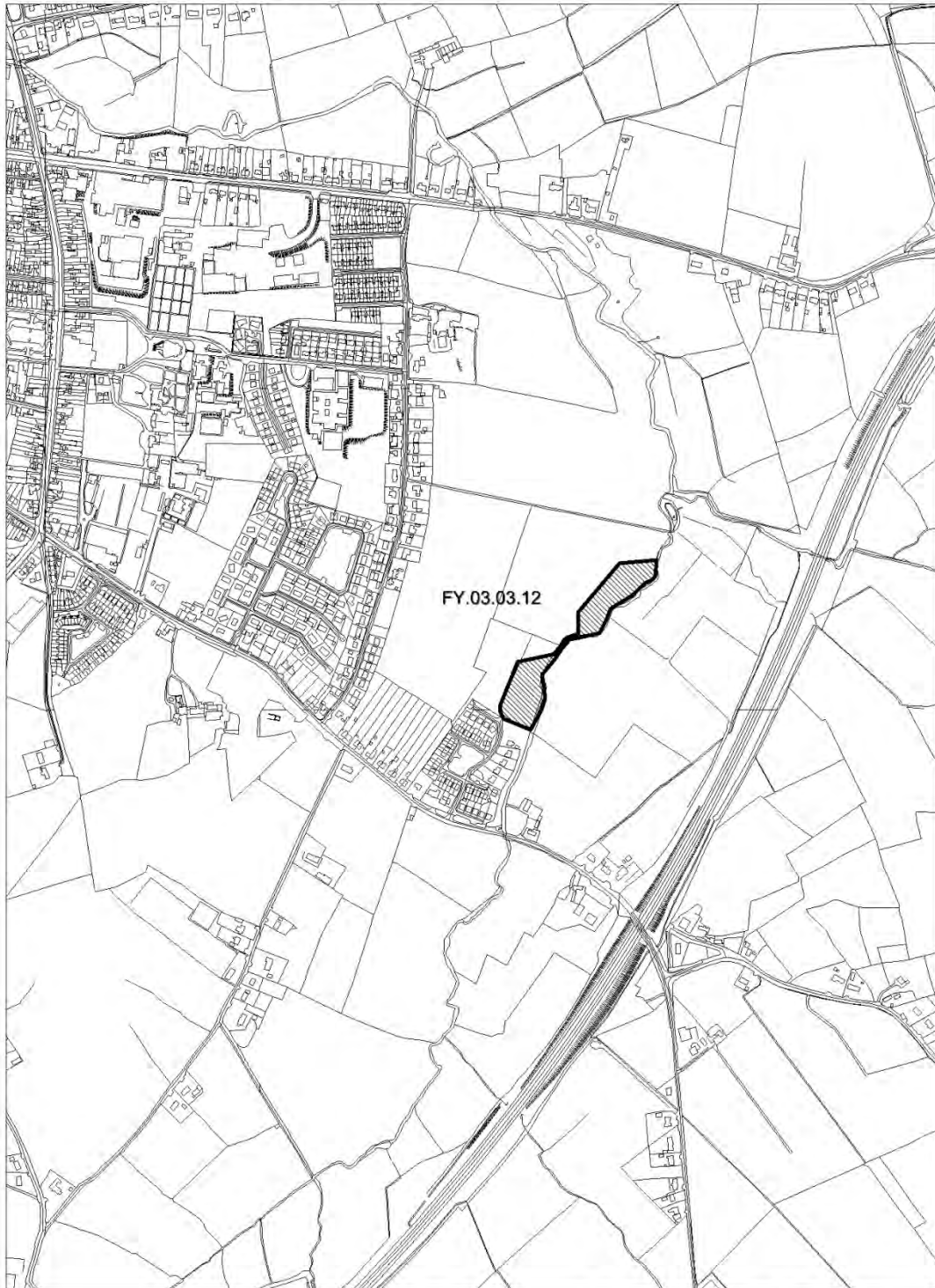
Mitchelstown



Amendment Ref: FY.03.03.11

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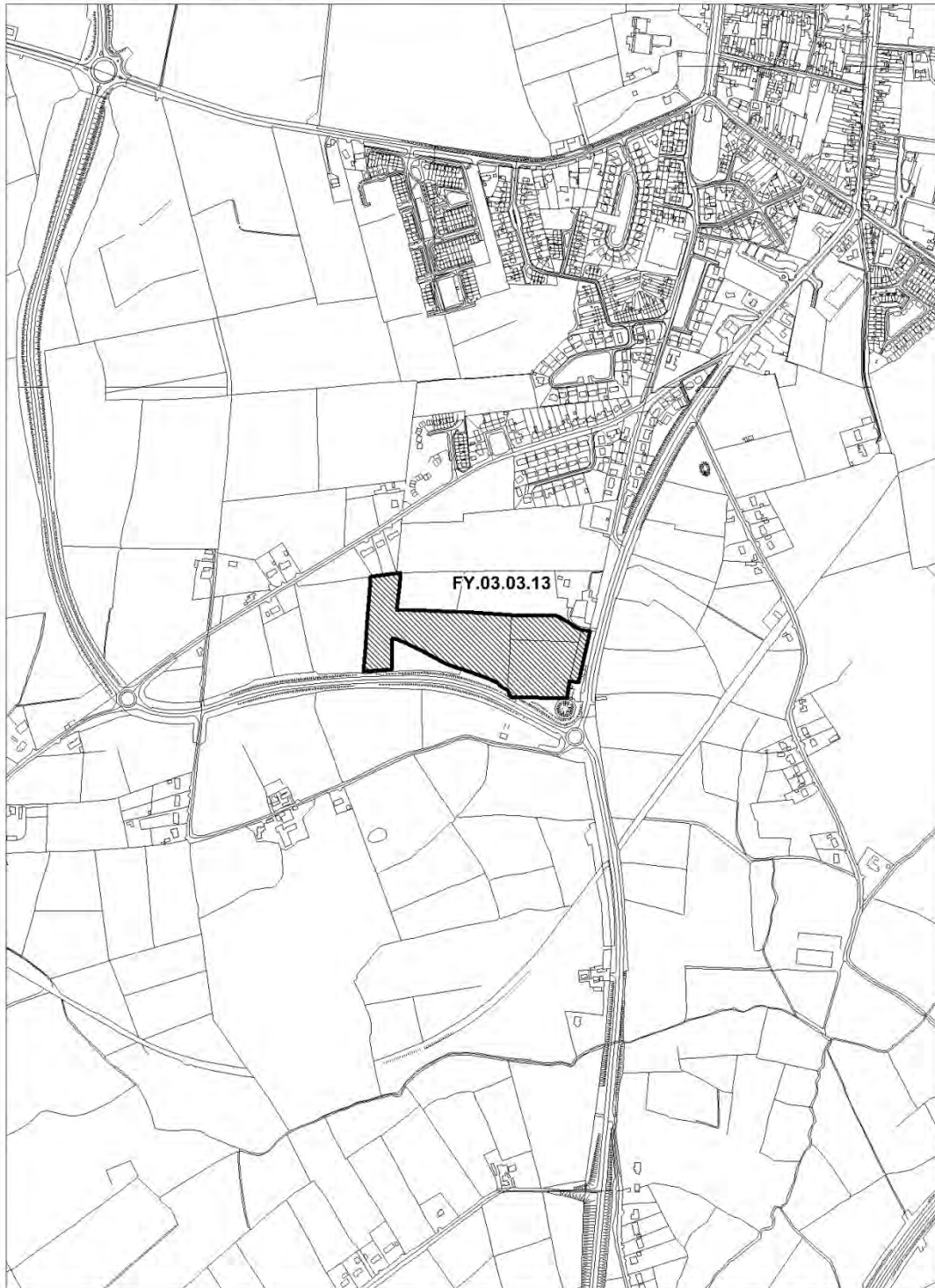
Mitchelstown



Amendment Ref: FY.03.03.12

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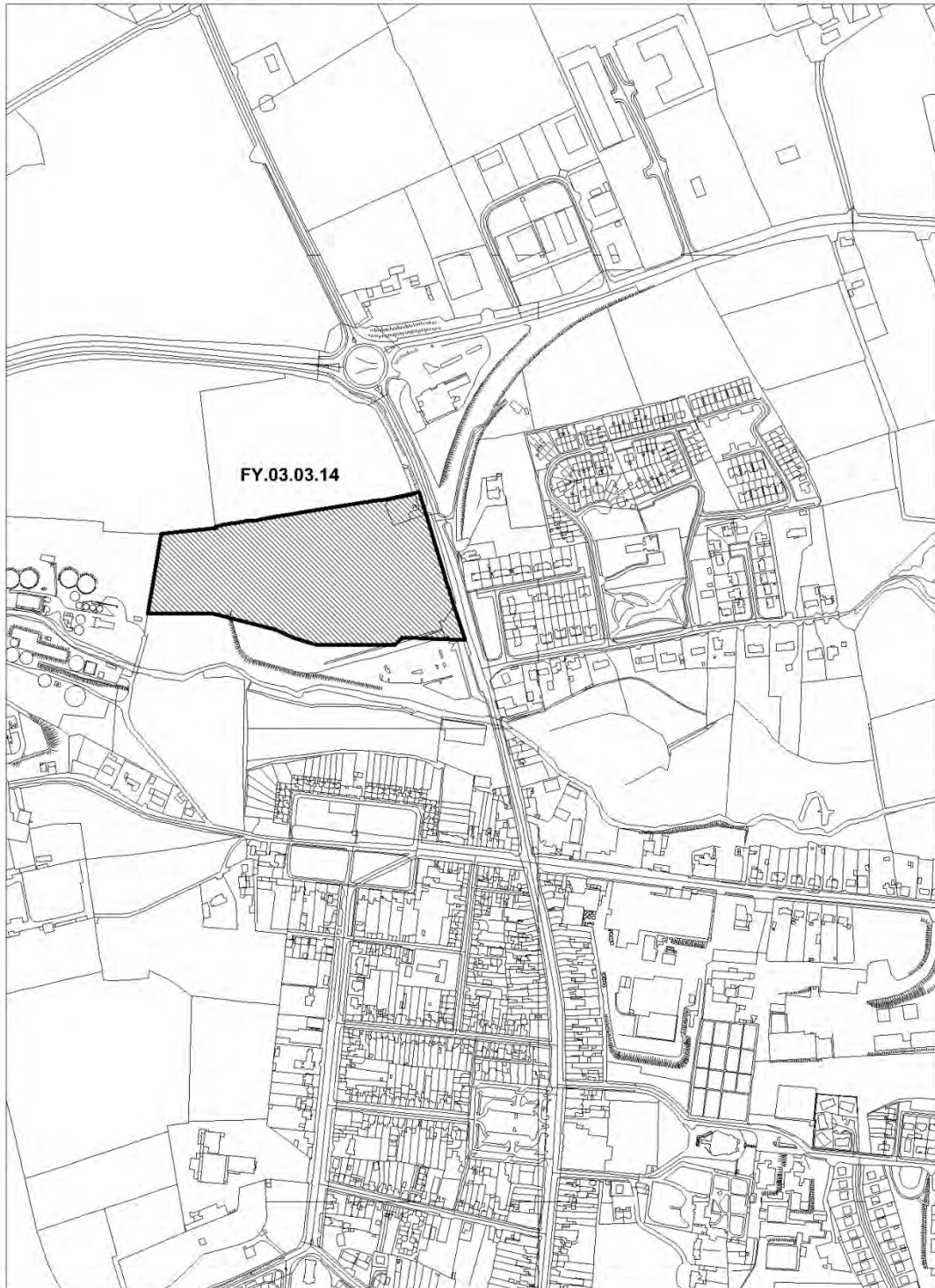
Mitchelstown



Amendment Ref: FY.03.03.13

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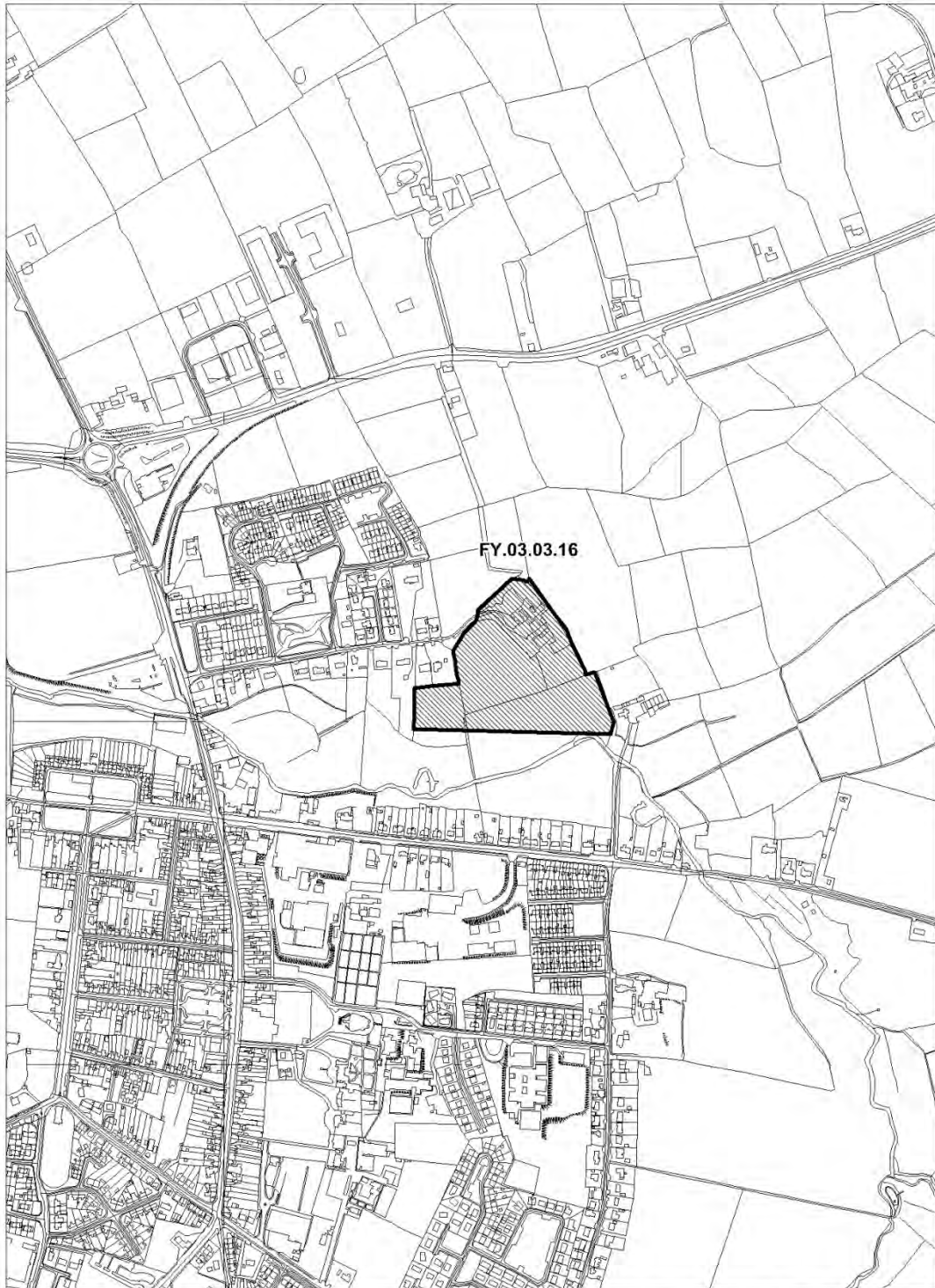
Mitchelstown



Amendment Ref: FY.03.03.14

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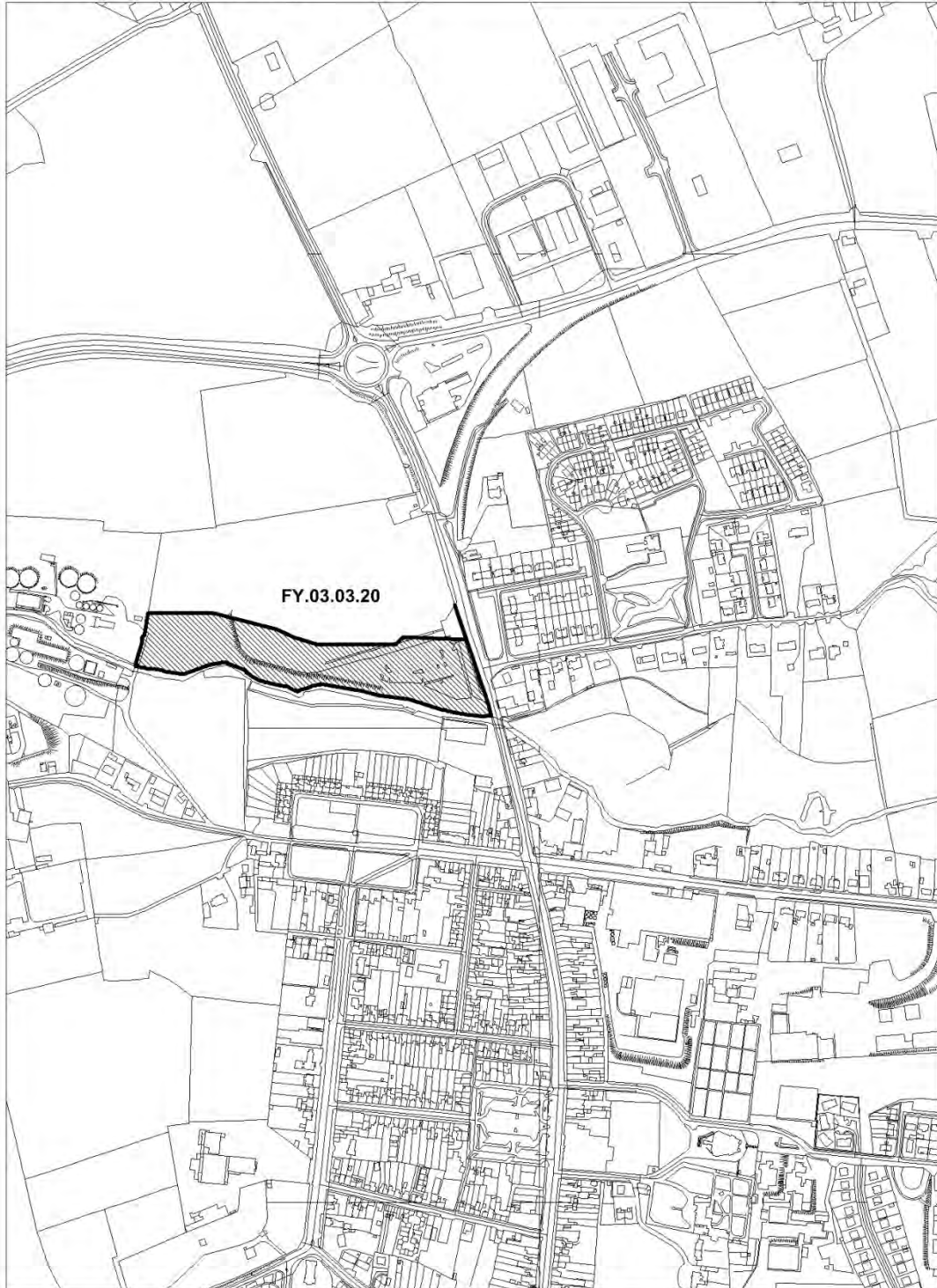
Mitchelstown



Amendment Ref: FY.03.03.16

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Mitchelstown



Amendment Ref: FY.03.03.20

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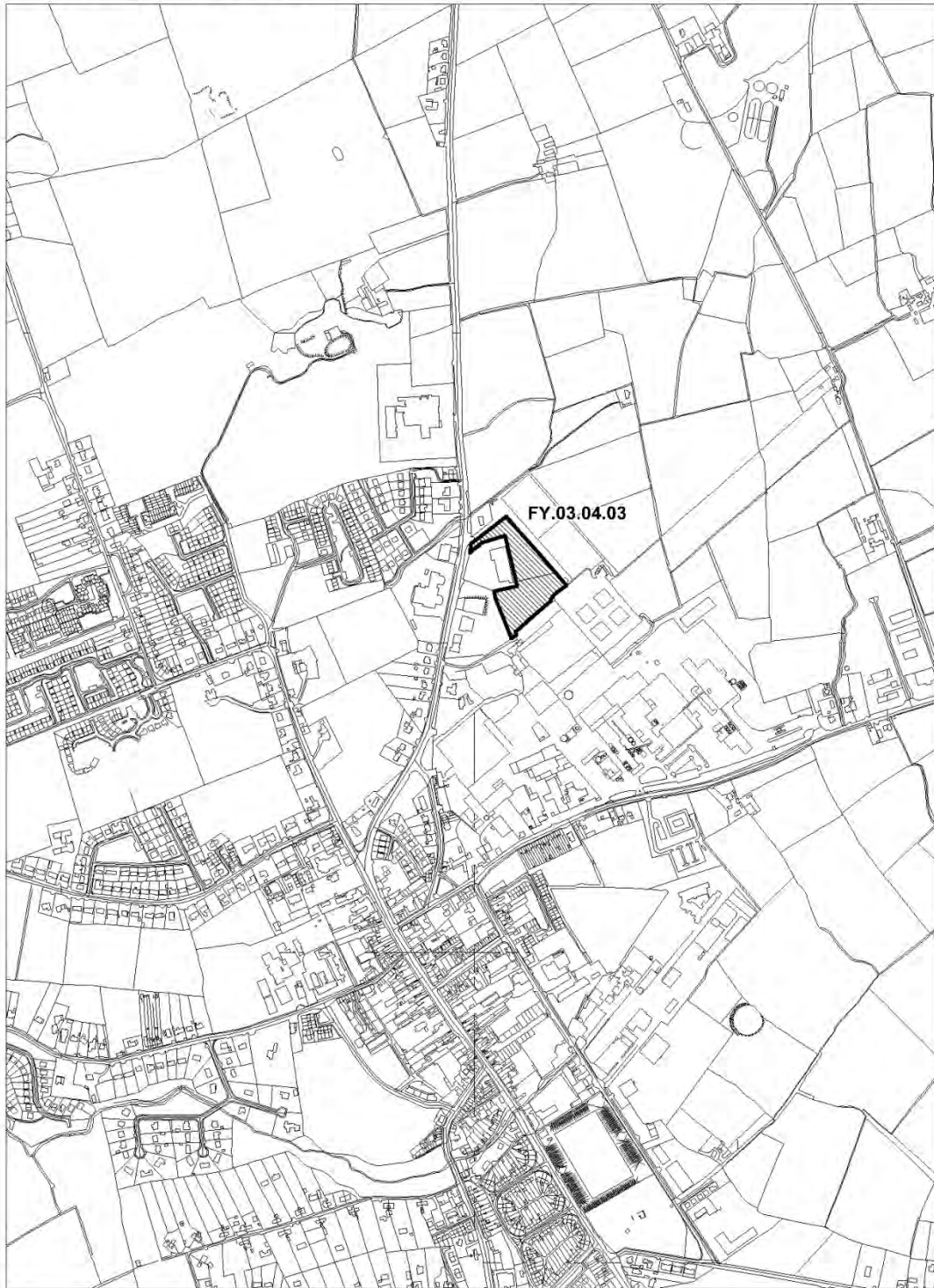
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Amendment Ref: FY.03.04.02

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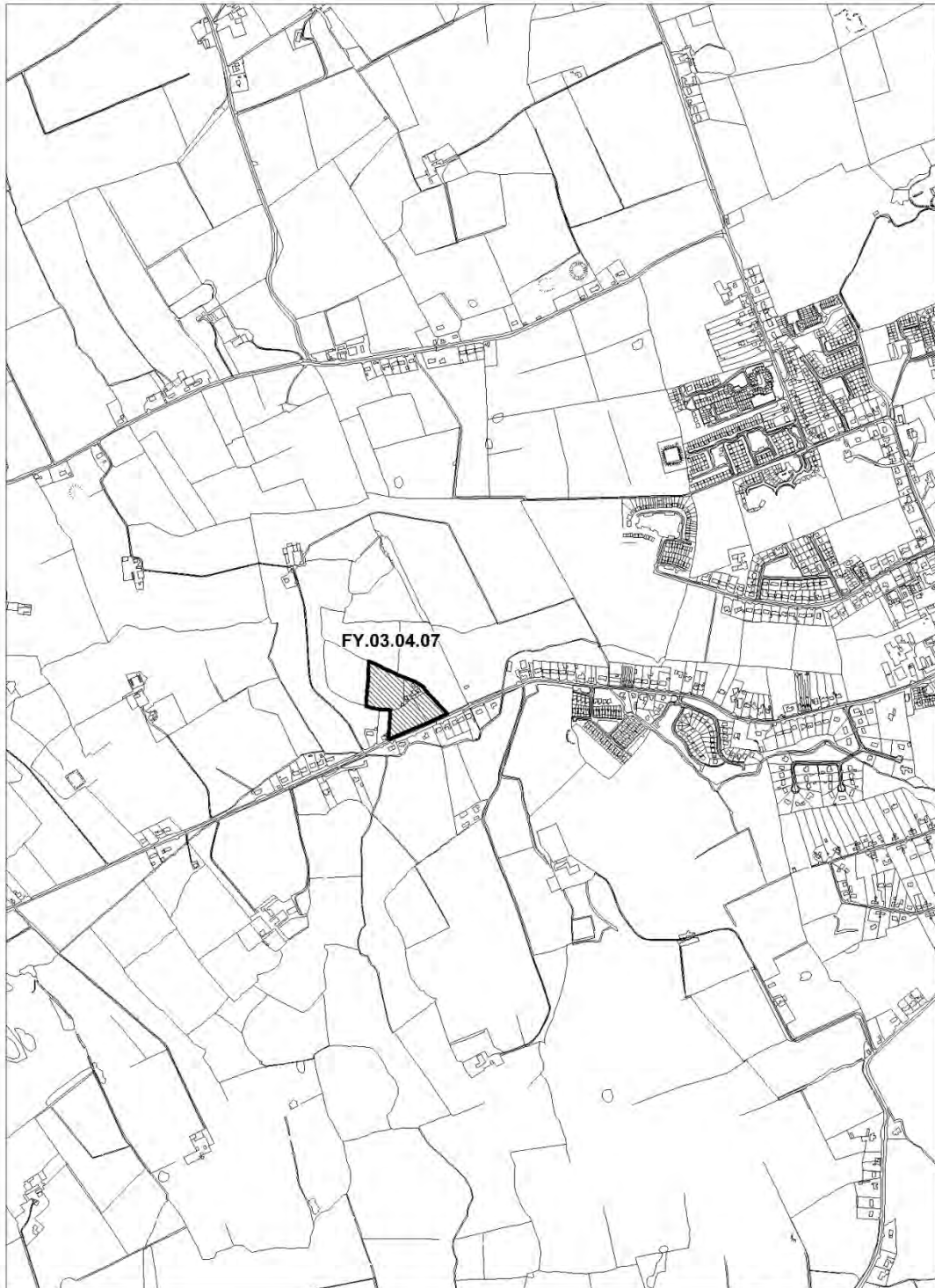
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Amendment Ref: FY.03.04.03

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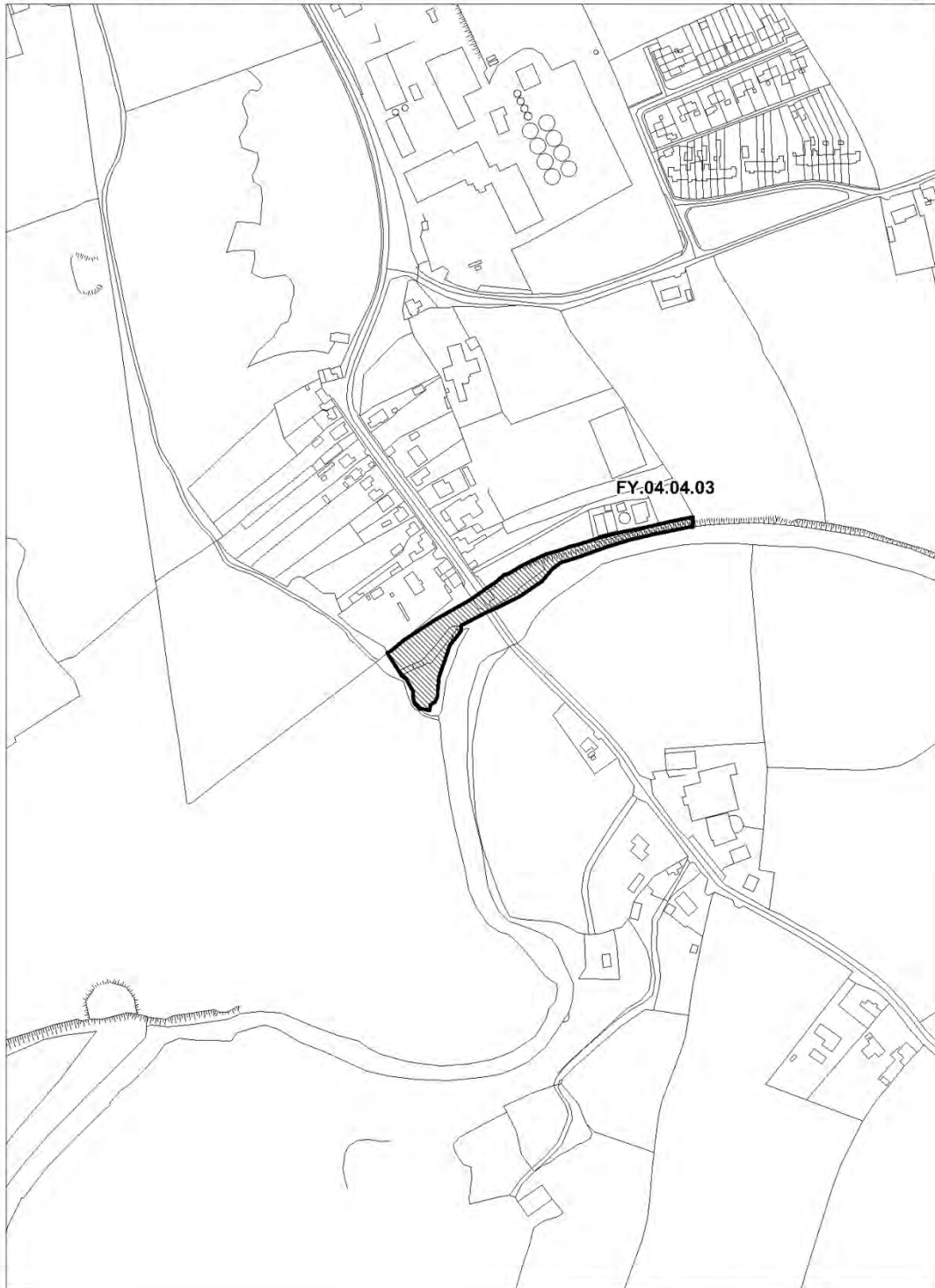
Charleville



Amendment Ref: FY.03.04.07

Fermoy Municipal District Local Area Plan
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Castlelyons
Bridebridge



Amendment Ref: FY.04.04.03

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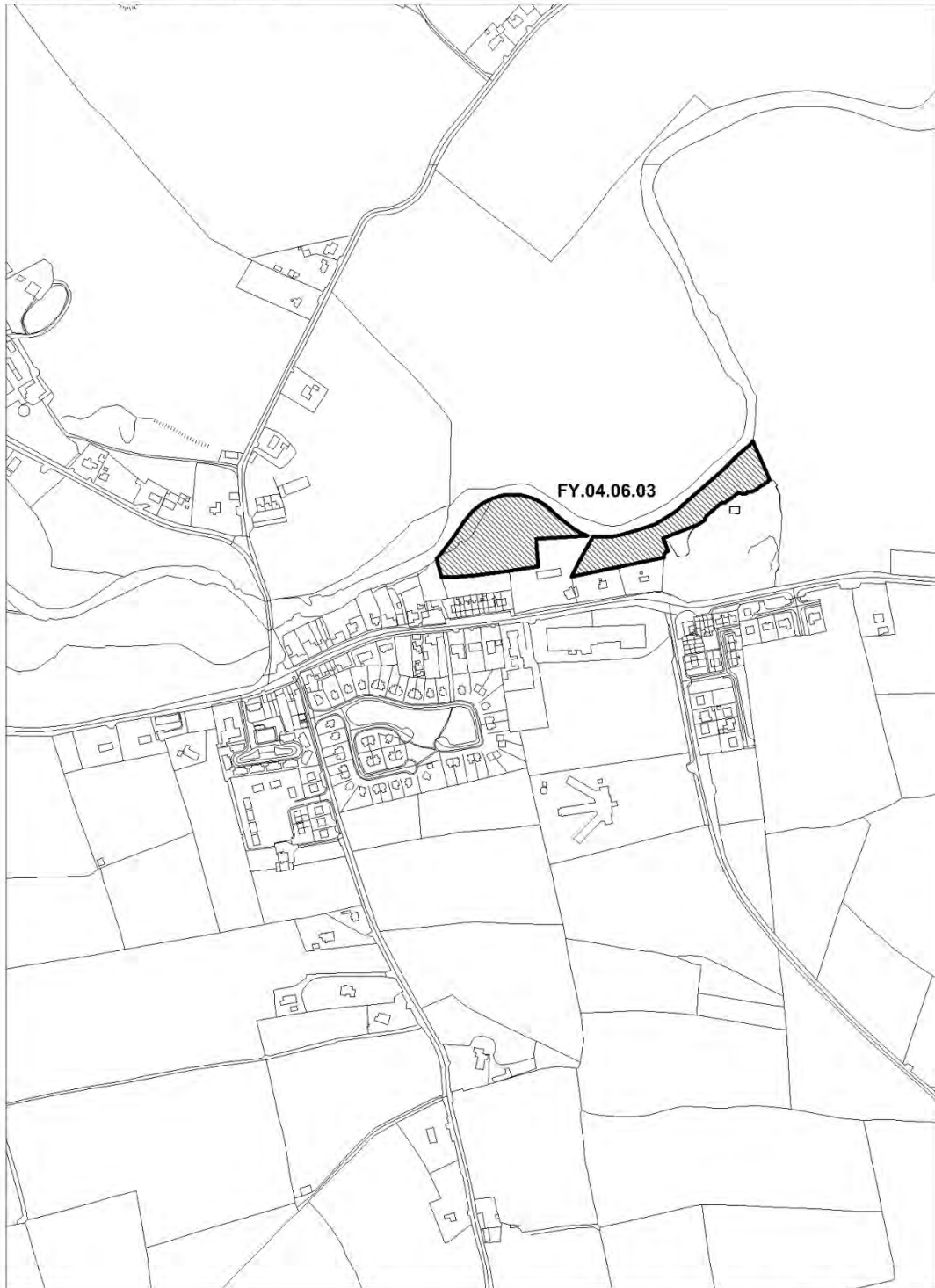
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Amendment Ref: FY.04.05.02

Fermoy Municipal District Local Area Plan
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Amendment Ref: FY.04.06.03

Fermoy Municipal District Local Area Plan
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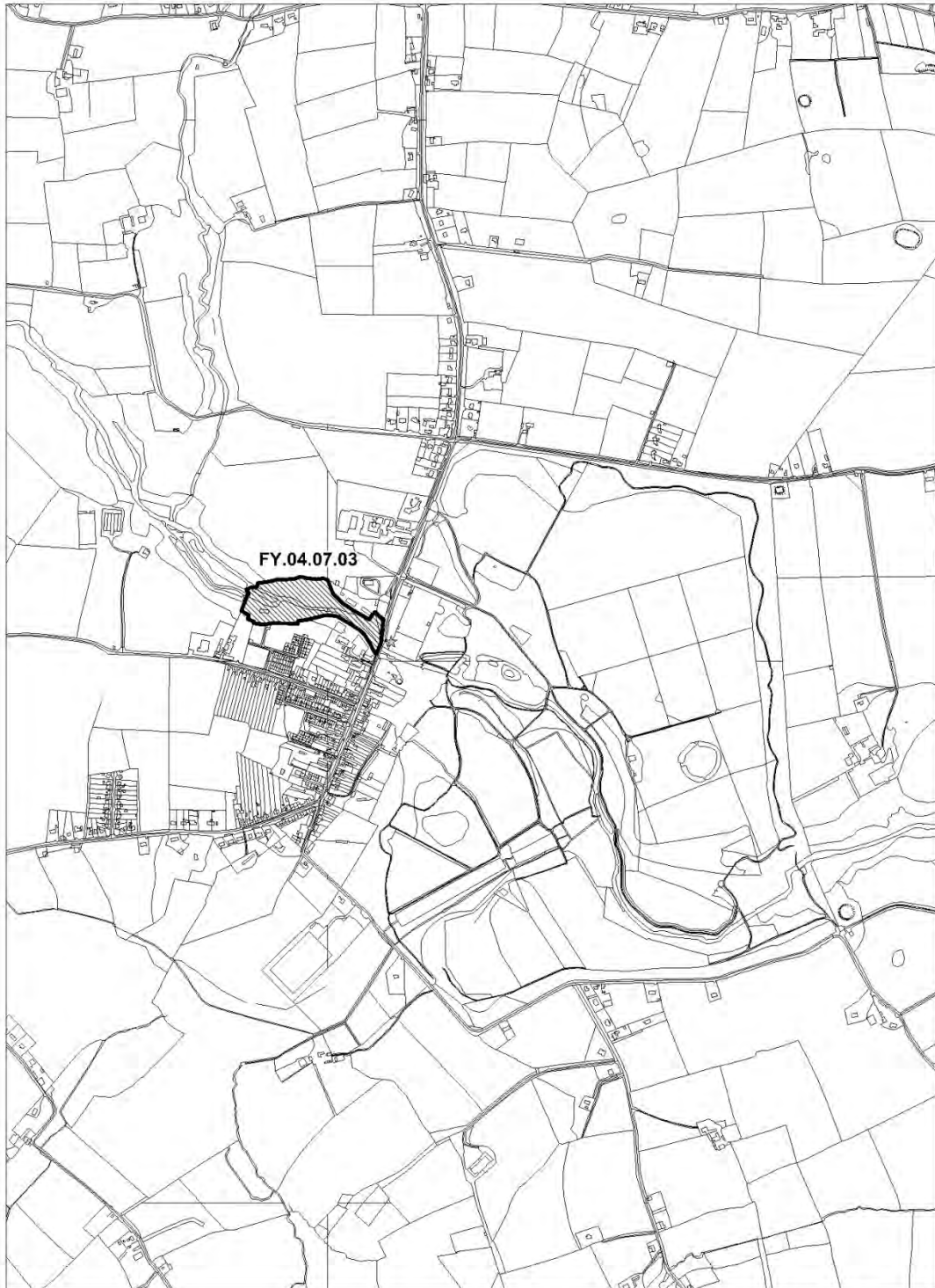
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Amendment Ref: FY.04.06.06

Fermoy Municipal District Local Area Plan
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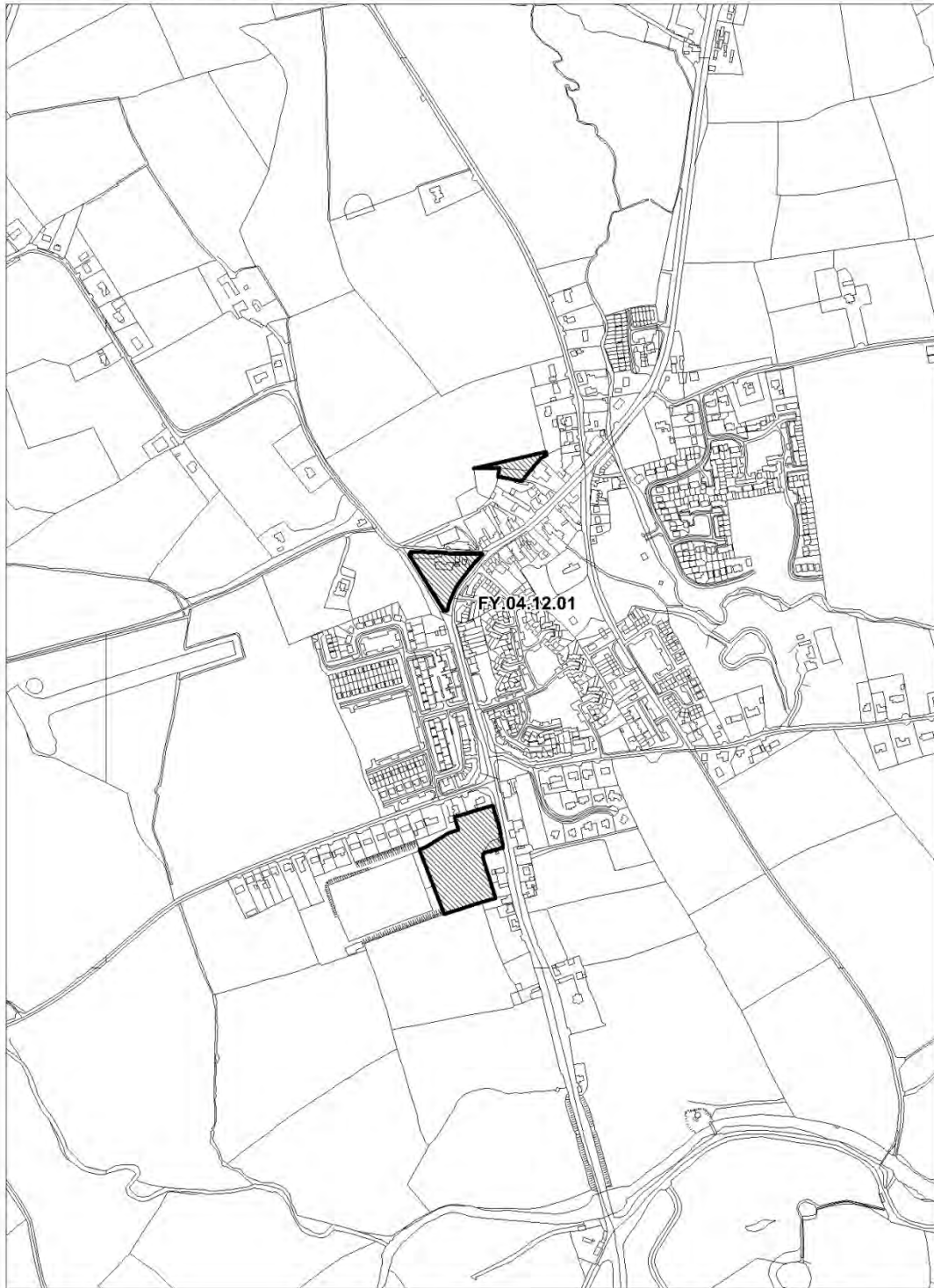
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Amendment Ref: FY.04.07.03

Fermoy Municipal District Local Area Plan
Public Consultation Draft

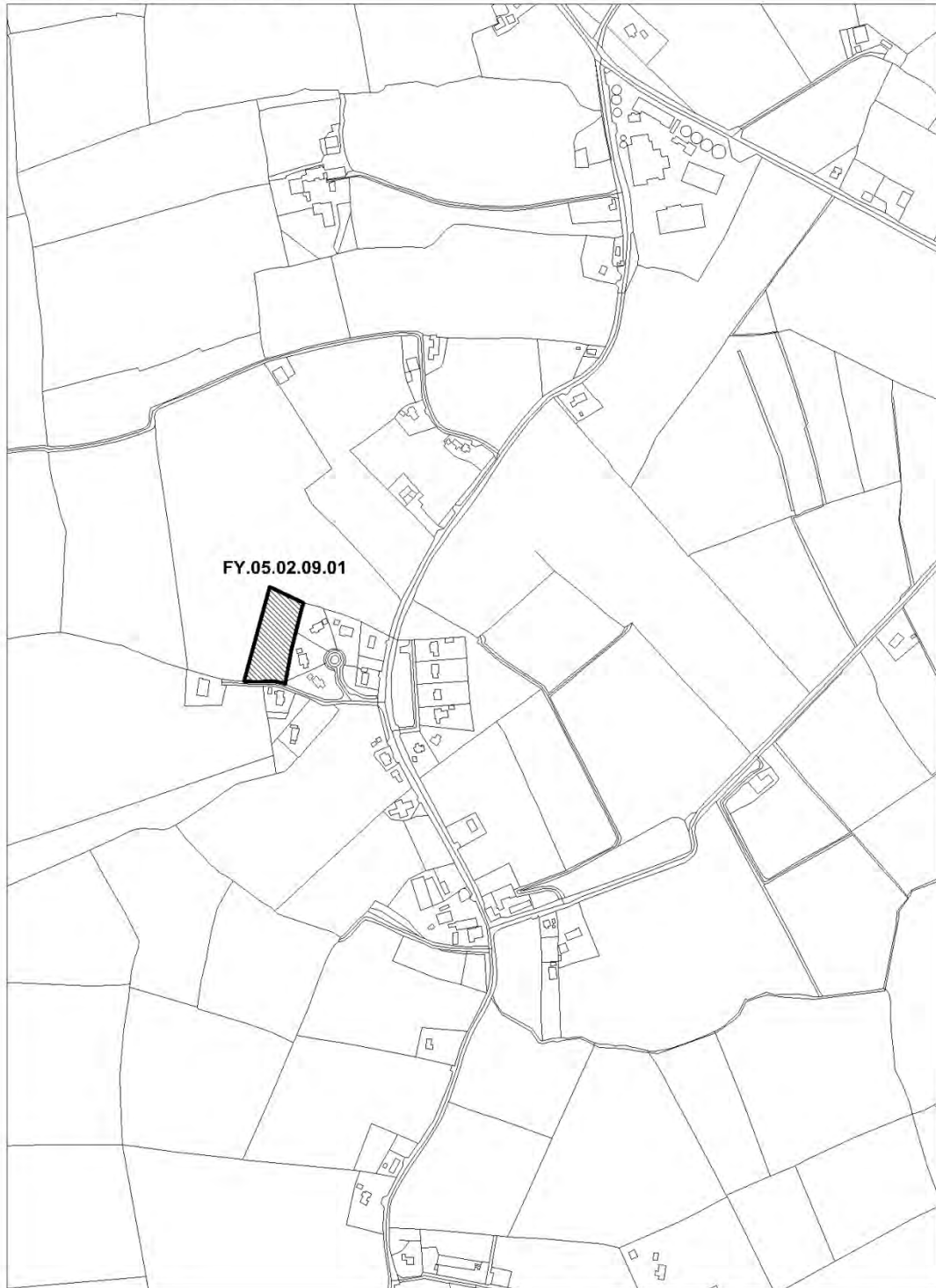
Rathcormack



Amendment Ref: FY.04.12.01

Fermoy Municipal District Local Area Plan
Public Consultation Draft

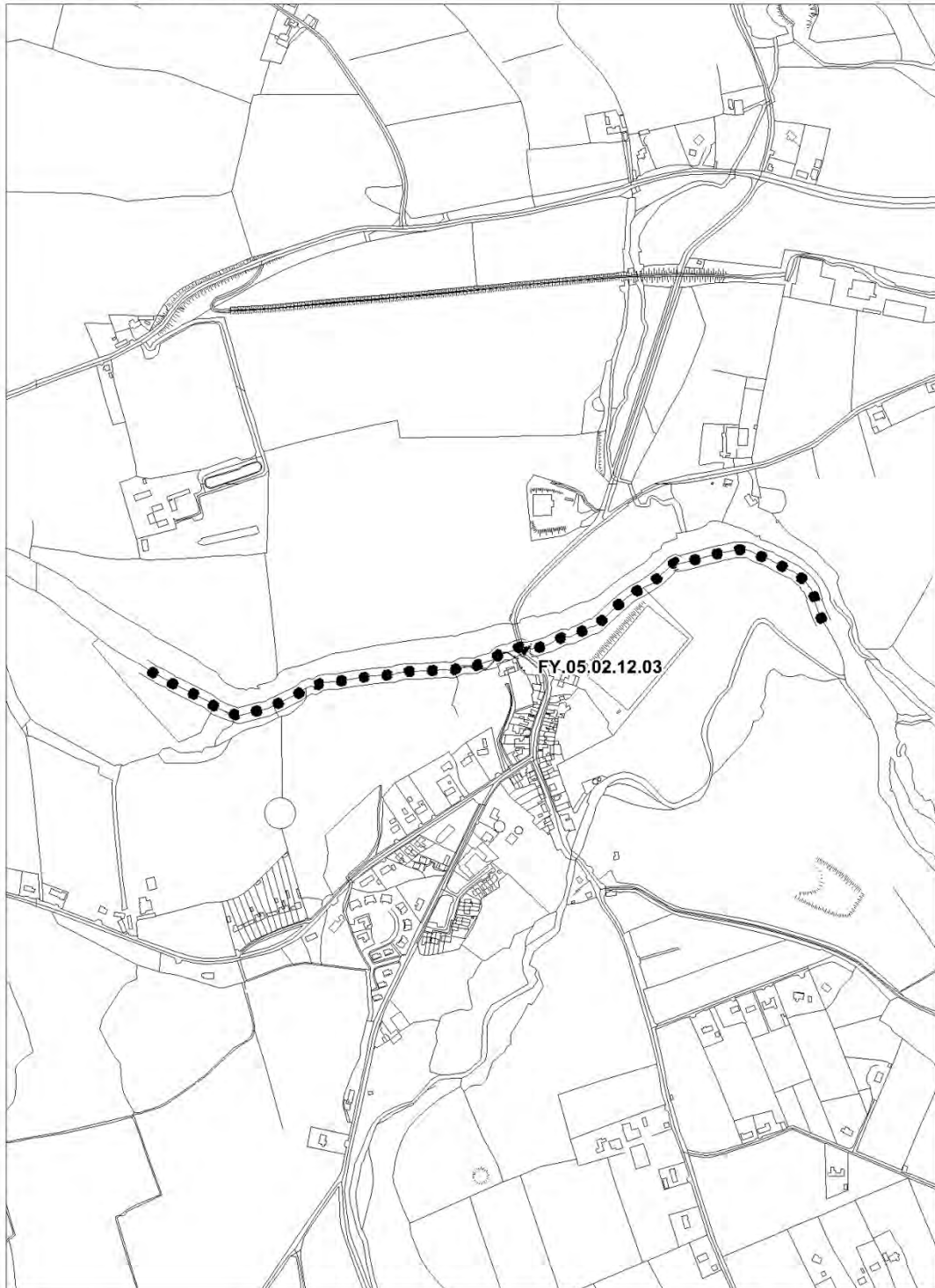
Coolagown



Amendment Ref: FY.05.02.09.01

Fermoy Municipal District Local Area Plan
Public Consultation Draft

Killavullen



Amendment Ref: FY.05.02.12.03

Fermoy Municipal District Local Area Plan
Public Consultation Draft

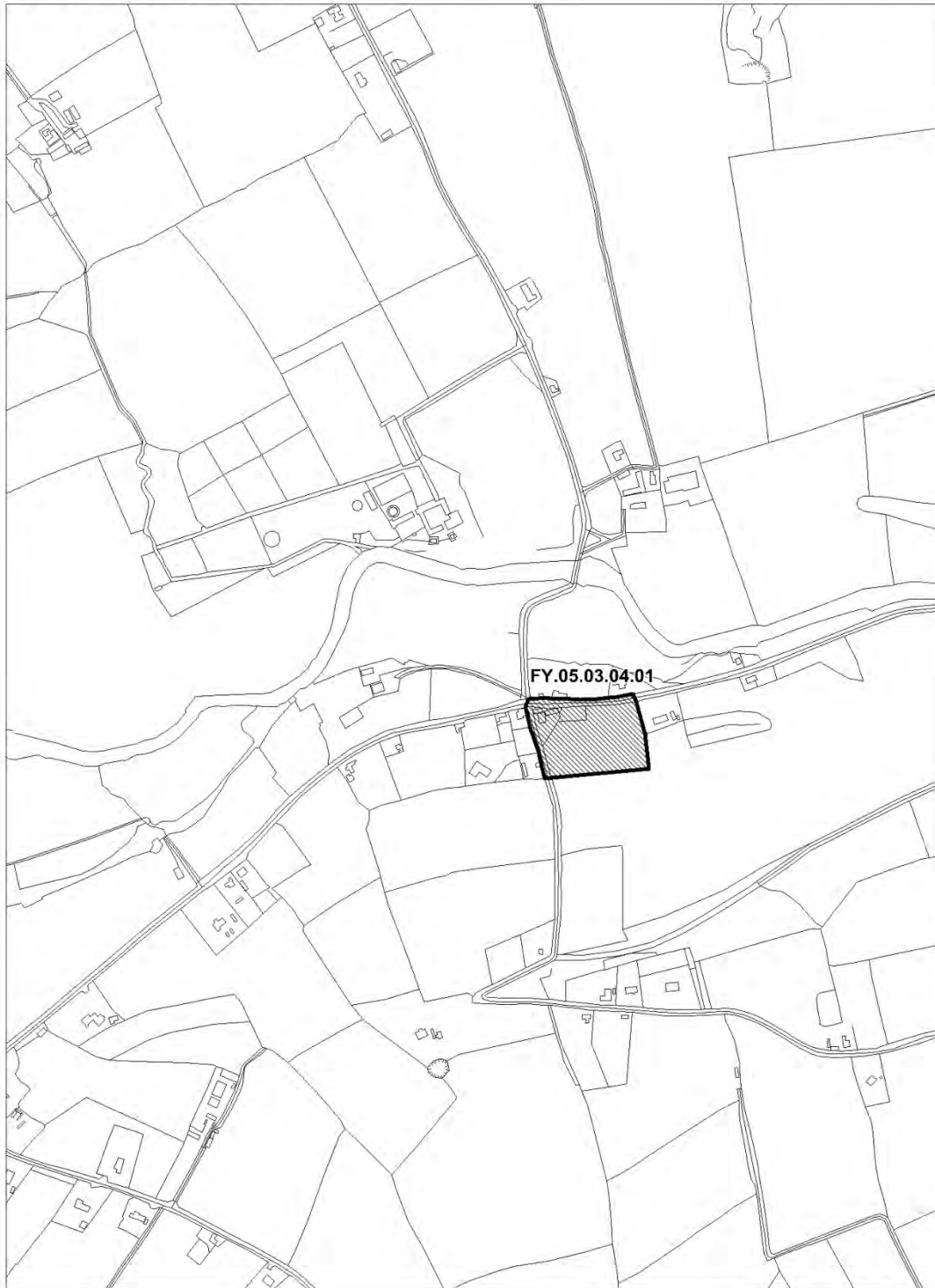
Araglin



Amendment Ref: FY.05.03.02

Fermoy Municipal District Local Area Plan
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Aghern



Amendment Ref: FY.05.03.04.01

Appendix E List of Submitters

Name of Interested Party	Unique Ref. No.	Settlement Name
An Taisce	AMD21006983	Fermoy, Mithcelstown and Charleville
Castlelyons Development c/o Garrett Verling	AMD20999703	Fermoy
Clayton Love (Shipton Group)	AMD20919479	Fermoy
Harris, Ian	AMD20998364	Fermoy
Department of Education and Skills	AMD21005332	Fermoy Municipal District
Department of Housing, Planning, Community and Local Government	AMD21004041	Fermoy Municipal District
Environmental Protection Agency	AMD209817313	Fermoy Municipal District
National Transport Authority	AMD21007468	Fermoy Municipal District
Southern Regional Assembly	AMD21004130	Fermoy Municipal District
Transport Infrastructure Ireland	AMD20993186	Fermoy Municipal District