

Report to Members

Fermoy Municipal District Local Area Plan
Public Consultation Draft

Chief Executive's Opinion on the Issues
Raised by Submissions & Recommended
Amendments

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Page 1 of 1

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This report focuses on the submissions and observations received from the public following publication of the Fermoy Municipal District Local Area Plan - Public Consultation Draft, which sets out the planning framework for the development of the Municipal District up to 2022. 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 preparation of the various amendments to the Fermoy Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Municipal District while Appendix B details the proposed amendments to the plan following consideration of the issues raised in the submissions and other pertinent issues. Appendix C of the report includes a List of Submissions by Interested Party. Appendix D of the report includes all the map changes.

Section 1 Introduction

1.1 Where we are in the process

1.2.1. The Fermoy Municipal District Local Area Plan, Public Consultation Draft was published on the 16th November 2016 and was made available to the public until the 16th of January 2017. Copies of the Draft Plans were available for inspection at the Planning Department , Floor 1, County Hall; Norton House, Skibbereen; Council Offices at Annabella, Mallow and in all Libraries throughout the county.

1.2.2. In addition the Draft Plans and all supporting documentation including the Strategic Environmental Assessment Environmental Report, Strategic Flood Risk Assessment and Habitats Directive Screening Report are available on the Local Area Plan website <http://corklocalareaplans.com/> . The Draft Plans were also available on DVD. Full copies of the Draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts. Also for the first time all the land use zoning maps for every settlement were made available on a Map Browser available through the Local Area Plan Review website.

1.2.3. A series of public information events on the Draft Local Area Plan was also held. The Fermoy MD event took place in the Fermoy Town Hall on the 22 November 2016. A number of individuals and groups sought the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

1.2 Submissions

1.2.1. There were a total of 69 submissions received during the public consultation period on the Draft Fermoy Municipal District Area Local Area Plan. Of these 45 submissions were settlement specific while the rest raised wider issues. There were also one late submission.

1.2.2. The majority of the submissions received (25) related to issues in the three main towns while the balance of the settlement specific ones related to the villages of Castlelyons /Bridebridge, Conna, Rathcormack, Watergrasshill, Aghern, Ballyhea, Coolagown and Newtownshandrum.

1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a Natura Impact Screening Report has been prepared. Section 2 of this report which illustrates the specific amendments that apply to individual settlements. The recommendations from this report are set out in Appendix B of this report and it is the Recommendation of the Chief Executive that they be included in the amendments.

1.4 How to use this report

1.4.1. This report is sets out to fulfil a number of functions. Firstly and overall, its purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period.

1.4.2. Section 2 sets out the Chief Executive's view of the principle issues raised and includes the Chief Executive's recommendations for amendments to the draft plan.

1.4.3. Included thereafter, in Appendix A, is the full list of submissions received during the consultation process including the name of the interested party, with a summary of the submission and the Chief Executive's Opinion included. This list is laid out in settlement order alphabetically.

1.4.4. Appendix B, sets out the details list of proposed recommended material amendments to the Draft Local Area Plan. This list is set out by settlement.

1.4.5. Appendix C of the report includes a List of Submissions by Interested Party.

1.4.6. Appendix D of the report shows all the Map Amendments.

1.4.7. Appendix E of the report shows a list of late Submissions.

1.4.8. Elected Members should note that the 'material amendments' are those that affect the objectives/policies of the plan or will otherwise have a significant effect on the outcomes of the plan. Some of the changes to the plan that have been requested in submissions are considered to be 'non-material' where, for example, they will result in an updating of the factual content of the plan or a change in the way that existing information is displayed.

1.4.9. 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in May 2017. These non-material changes will simply 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;

- o Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- o The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures, information already shown in the County Development Plan 2014 or approved by the appropriate national body).
- o The inclusion of appropriate references to relevant objectives in the County Development Plan 2014.
- o 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 28th February 2017. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- o The local area plan shall be deemed to be made in accordance with the recommendations of the Chief Executive (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Chief Executive's recommendation;
- o Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
- o The last day on which the Council can make resolutions with regard to the Draft Plan is Thursday 6th April 2017.

1.5.2. The following arrangements have been made so that Elected Members can give appropriate consideration to the issues raised in this report:

- A meeting of the Development Committee has been arranged for Thursday the 23rd and Friday 24th March 2017 in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Chief Executive's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial Opinion.
- A special meeting of the Council has been arranged for Monday 27th March 2017 in County Hall in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans.

1.5.3. The Planning and Development Acts require that any material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end of May 2017. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

1.5.4. The issues raised in any submission or observation subsequently received will then be made the subject of a further report to Members of the Council together with recommendations so that these can be taken into account. This stage of the plan is executed by resolution of the Council. The new Local Area Plan will come into force four weeks from the day it is made.

1.5.5. 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 Principal Issues Raised

2.1 Introduction

2.1.1. This section of the report briefly sets out the justification supporting the Chief Executive's recommendations for amendments to the plan and also, where other significant issues have been raised and no change to the plan is recommended, a brief justification is set out.

2.1.2. Detailed text and maps in relation to the recommended changes can be found in Appendix B (Text) and Appendix D (Maps).

2.2 General Issues

2.2.1. The following paragraphs set out the justification for the Chief Executive's recommendation on a number of general issues that affect the overall approach, not only to this local area plan, but also to all the local area plans currently being prepared by the County Council. In many cases several submissions have set out differing points of view on the approach that should be taken and these individual points of view are reflected in the submission summaries set out in Appendix A. The recommendations set out below have taken all the points made into consideration.

Former Town Council Towns with a Town Development Plans

2.2.2. The Fermoy Municipal District Draft Plan published on 16th November 2016 sought to plan for the development of Fermoy town, and its environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Fermoy Town Plan. The Department of Housing, Planning, Community and Local Government made a submission to the Council during the public consultation stage and advised against this approach. Therefore, it is now proposed to proceed on the basis that the Fermoy Municipal District Local Area Plan will deal only with the environs of Fermoy towns, i.e., 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, policies or objectives on issues covered by the Town Development Plan and the zoning map for Fermoy will 'grey out' the area to which the Fermoy Town Development Plan applies.

2.2.3. The current Fermoy Town Development Plan 2009 will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Fermoy Town Development Plan 2009 is 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.

Chief Executive's Recommendation: Amend Section 3.3 of the Plan dealing with Fermoy Town so that issues covered by the Fermoy Town Plan 2009 are omitted from the Draft Local Area Plan. The Local Area Plan will now only deal with 'Environs' of the town. Amend the zoning map for Fermoy Town and 'grey out' the area to which the Fermoy Town Development Plan applies. See the proposed Amendments in Appendix B.

Active Land Management

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

2.2.5. 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.

Chief Executive's Recommendation:

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

- **Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets**
- **The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates**
- **The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state**
- **Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors**
- **Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork**
- **It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.**

See Proposed Amendment no. FY 01.09.01

2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities

2.3.1. Submission were received from several Ministers, Government bodies or other local authorities and are listed below:

1. Department of Housing, Planning, Community and Local Government.
2. Southern Regional Assembly.
3. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage.
4. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Nature Conservation- West Cork MD only.
5. Department of Education and Science.
6. Cork City Council.
7. Environmental Protection Agency (EPA).

8. Irish Water.
9. National Transport Authority (NTA).
10. Office of Public Works (OPW).
11. Transport Infrastructure Ireland (TII).
12. Health and Safety Authority (HSA).

2.3.2. Summaries of the issues raised in these submissions and details of the Chief Executive's opinion are set out in Appendix A. Where these submissions have given rise to significant issues, or give rise to amendments to the Draft Plan, those issues are discussed in the following paragraphs.

Department of Housing, Planning, Community and Local Government

2.3.3. The Department acknowledges the large body of work that the Council has undertaken in the preparation of the eight draft municipal district local area plans and the concise manner in which the relevant plans have been presented. The Department raise a number of significant issues as follows;

Issue 1: Statutory Plan Hierarchy and Timelines

2.3.4. In order to ensure clarity in relation to the statutory hierarchy of plans and the relationship between the existing statutory town development plans and the wider municipal district local area plans which incorporate but cannot overwrite the written statements and maps associated with the town development plans, the written statement needs to illustrate that the nine Town Plans are still current and the area of the MD LAPs extends out from the zoning objectives of the town plans to include the urban environs and rural settlements within the MDs.

2.3.5. In this context the Department requests that Plans be amended to

1. Illustrate the hierarchy of plans within Cork County and timelines of such within each local area plan;
2. Ensure consistency of zonings between the existing statutory Town Development Plans and draft MD LAPs. For ease of reference, the zonings and objectives contained within the existing Town Development Plans are shown within the relevant local area plans. To comply with the statutory requirements, no modification should occur to the existing zonings and objectives of the Town Development Plans as incorporated into the MD LAP zoning objective maps.
3. Overlay the boundaries of the nine town plans within each of the corresponding local area plan zoning maps. Reference should be made within the written statement that the zonings and objectives of the Town Development Plans are current.

Chief Executive's Opinion:

With regard to the former nine Town Council Towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Middleton, Skibbereen and Youghal, it is proposed to proceed on the basis that the MD LAPS 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.

The current Town Council Development Plans for the towns of Clonakilty, Cobh, Fermoy, Kinsale,

Macroom, Mallow, Midleton, Skibbereen and Youghal 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.

The Municipal District Local Area Plans currently being prepared will provide for the proper planning and sustainable development of each of its towns / environs of the former Town Council towns, villages and settlements within the District in accordance with the planning policy framework set out in the County Development Plan 2014.

Chief Executive's Recommendation: Delete Table 1.1 and Replace with new Table. Delete Paragraph 1.7.9 "Approach to Town Council Development Plans" and replace with new text reflecting current status of the Town Council Development Plans. See Amendment FY 01.01.01 and FY 01.07.01 in Appendix B.

Issue 2: Metropolitan Cork Strategic Land Reserves.

2.3.6. The Department understands that there is no intention to specifically zone the 12 sites identified as SLRs within the lifetime of the local area plans. The lands have been identified as potential long term strategic development areas. The written statement needs to clearly articulate the function of these SLRs noting the immediate priority of activating existing zoned lands, however the Department also considers that the selection process behind such strategic land reserves would benefit from further justification and evidential based reasoning.

Chief Executive's Opinion: This issue is not relevant to the Fermoy Municipal District Local Area Plan

Chief Executive's Recommendation: No change proposed.

Issue 3: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings

2.3.7. Appendix B of the Cork County Development Plan 2014 (CDP) contains the core strategy tables for each Municipal District with a breakdown of figures for each main town. Each draft MD LAP contains population and housing figures. These figures should be consistent with the CDP, however on closer examination there appear to be significant inconsistencies between the Cork CDP core strategy figures and the figures contained in the draft MD LAPs with regard to the amount of land zoned for residential development purposes.

2.3.8. Accordingly, the Council is requested to clarify (a) the basis for such inconsistencies and more importantly (b) proposals to address and remove such inconsistencies having regard to the provisions of Section 19 of the Act which places a statutory obligation on planning authorities to ensure that the amount of lands zoned for housing and other uses identified in the Core Strategy of the relevant development plans and the local area plans made in that context, are the same.

2.3.9. Municipal Districts and towns that require further examination and clarification by the Council include: Draft Bandon-Kinsale MD LAP; Draft Blarney-Macroom MD LAP; Draft Cobh MD LAP; Draft Kanturk-Mallow MD LAP; West Cork MD LAP.

2.3.10. Densities stating Medium A, Medium B density are given for each residential land parcel however figures for the corresponding densities are not apparent. The Council is requested to indicate density figures within each Plan.

2.3.11. In addition to the above, it is unclear as to whether some of the above anomalies are occurring through the addition / omission of the town plan zonings. To ensure clarity and transparency it would be beneficial if the Council provided a table including the amount of residential land zoned within the area of each Town Development Plan.

2.3.12. The Planning Authority is reminded under S.19(2) of the Planning and Development Act 2000 (as amended) and Circular PSSP 6/2010 that consistency is required with the objectives of the CDP, its core strategy and any LAPs. The LAPs as currently drafted and presented would not appear to be compliant with this requirement.

Chief Executive's Opinion:

- a) The Municipal District Tables set out in Appendix B of the current CDP were prepared on the basis of the 2011 Local Area Plans which in turn was based on work done in 2009/2010 period. During the course of the preparation of the current Draft Local Area Plans the supply of residentially zoned land and its potential yield was reviewed in lights of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required. The issues included impact of updated flood maps, sites having been developed, issues arising from Habitats Directive Assessment and the need to provide additional headroom in the Main Towns to compensate for the lack of water services infrastructure within the village network which meant that a significant amount of the growth allocated to the villages cannot at present be accommodated. The LAP Review included the residential zonings within the Town Councils where rationalising/updating of those zonings also lead to changes in the amount of zoned land and its potential yield. Also in some of the Metropolitan Towns additional zoned land is proposed in order to increase the amount of residentially zoned land to meet some of the Strategic Land Reserve/Headroom deficit identified in Chapter 2 Core Strategy of the CDP 2014 in the area where the greatest demand for housing is.
- b) The Housing Densities High, Medium A and Medium B are set out in Objective HOU 4-1 and Table 3.1 in Chapter 3 Housing of the Cork County Development Plan, 2014 along with the explanatory text.
- c) The amount of zoned land and its yield contributed by the Town Council Development Plans will be included in a revised Table 2.2 and Table 3.1 as appropriate.

Chief Executive's Recommendation:

- a) **Amendment Proposed: Delete Table 2.2 "Housing Requirements and Supply" and replace with revised Table 2.2 and additional text where appropriate in each Municipal District where this issue arises explaining the revised Tables and showing how they are broadly consistent with the Core Strategy of the CDP. See Proposed Amendment FY 02.06.04 .**
- b) **Amendment Proposed: Insert a new heading "Housing Density" and Paragraph before heading "Quality in Urban Design" in Section 1. See Proposed Amendment No. FY 01.07.02 .**
- c) **Amendment Proposed: Include figures for the amount of residentially zoned land and housing yield contributed by each Town Council Development Plan in Table 2.2 and Table 3.1 and. See Proposed Amendment No.s FY 02.06.04 and FY 03.01.01.**

NOTE: During the lifetime of this plan, the council will initiate an Active Land Management process to help address the fact that not all residential zoned lands delivers housing. Table 2.2 should be considered within the context of this Active Land Management process / Strategic Land Reserve narrative as set out in section 2 and amendment no. FY 01.09.01 of this report.

Issue 4: Cork Gateway Large scale retail warehousing (6,000+)

2.3.13. The written statement Cork Metropolitan Area Municipal Districts refers to the scope for the siting of Large Scale Retail Warehousing (above 6,000m²) and indicates that the Council will give consideration to such a proposal at an appropriate location within Metropolitan Cork. However, a specific zoning objective location is not indicated. While the Department appreciates the practical difficulties indicating a specific location, evidence and plan based approach to identifying such a site is essential.

2.3.14. Having regard to the Retail Planning Guidelines, 2012, your authority is requested to include specific criteria for potential development sites in accordance with the locational criteria in Section 4.11.2 of the guidelines above within the appropriate Metropolitan MD LAPs.

Chief Executive's Opinion: The Retail Planning Guidelines make provision for consideration of large scale retail warehouse development in gateway cities like Cork. It is intended to include the criteria listed in Section 4.11.2 of the Retail Planning Guidelines, 2012 as the basis for identifying a

potential site and assessing any future proposals for such developments.

Chief Executive's Recommendation: This issue is not relevant to the Fermoy MD Local Area Plan.

Issue 5: Water Services Infrastructure

2.3.15. The Department notes and supports the objectives throughout the Draft LAPs that take into account water infrastructure deficiencies in certain areas and which state that 'all new development shall be connected to the public water supply and public waste water treatment system'.

2.3.16. Such policy is very important given the legacy of developments in Cork constructed with Developer Provided Water Infrastructure (DPI) and which in many cases has failed leading to significant negative environmental implications and public remediation costs.

2.3.17. It is critical to ensure that further DPI based residential development is avoided. The Department recommends that the County Council insert a general objective stating that in terms of water infrastructure 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.

Chief Executive's Opinion: The Council will continue to work with Irish Water to ensure the delivery of the necessary water services infrastructure required to implement the objectives of this plan and meet the Core Strategy population targets. It is intended to include an objective to address this issue.

Chief Executive's Recommendation: Proposed Amendment: Insert additional objective in Section 2 Local Area Strategy, LAS-01 to address this issue. See Proposed Amendment No. FY 02.06.03 in Appendix B.

Issue 6: Economic Zonings

2.3.18. The Draft Local Area Plans have zoned substantial amounts of land for industry and business development within some of the towns and villages throughout Cork.

2.3.19. The Department considers that some of these zonings should be reassessed with regard to the reduction of their scale in some cases or the inappropriateness of their location and on an evidential basis. Furthermore, the insertion of an overall table in each MD LAP indicating the amount of economic zonings for each town is requested.

2.3.20. In relation to the Fermoy MD, the Council is asked to demonstrate the requirement for the zoning of MH-I-01, site comprising 23.28ha of land which is zoned for Industry and has also been identified as a 'visually sensitive site' when viewed from the north and is directly adjacent to the N73. The Department requests that the merits of this zoning at this location be reassessed in relation to visual sensitivity and access. The Council is also asked to confirm that access is in accordance with statutory Section 28 guidelines, Spatial Planning and National Roads Guidelines (Jan 2012).

Chief Executive's Opinion: Table 2.4 "Employment Land Supply" has been included in each Draft Plan showing the amount of land zoned for Business, Industry and Enterprise on a town by town basis.

In Mitchelstown, I-01 has an existing access to the roundabout and access is also possible along the road to the east of the roundabout. The objective includes a requirement for development to be sensitively sited, designed and landscaped.

Chief Executive's Recommendation: Amend specific objective MH-I-01 to include a requirement for a traffic impact assessment and a road safety audit. See proposed amendment FY 03.03.07.

Issue 7: Strategic Flood Risk Assessment

2.3.21. Department states that approach set out in Volume 2 Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009 as it indicates that the planning authority is retaining an unsuitable zoning which

has not passed the justification test. There is no presumption in law that guarantees zoning objectives will remain unchanged upon the review of a Plan. The Department strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use (notwithstanding the areas covered by the Town Development Plans).

2.3.22. The Council is reminded of the legislative requirement that if it is not possible to implement certain policies and objectives contained in Section 28 Guidelines, a reasoned justification for this approach by way of explanation needs to be set out within the written statements of each MD LAP.

2.3.23. Within the Fermoy MD the submission requests specific proposals to ensure that national policy on flood risk assessment is being upheld in relation to proposed zonings MH-R-03 and MH-R-06 in Mitchelstown and CV-R-06 and CV-R-04 in Charleville, where the zonings appear incompatible with the guidelines due to their location within flood zone A and B.

Chief Executive's Opinion:

2.3.24. In some areas where a small portion of a zoned parcel of land may have a flood risk shown along a perimeter boundary or a corner of a zoning, the zoning is retained on the basis that development can be avoided on that part of the land and / or a flood compatible use, such as car parking or open space can be accommodated within the flood risk zone as part of the overall design and layout of the scheme. In addition, given the level of detail available with some of the flood risk mapping, it was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.

2.3.25. In relation to the MH R-03 and MH R-06 objectives in Mitchelstown, the zonings were pulled westwards from the flood risk area in the Draft Plan, but the development boundary was not pulled westwards accordingly, leaving an area of unzoned land between the zoned area and the development boundary. This was an oversight and will be corrected. It is considered that the small flood zone shown to the north of MH R-03 and running through the eastern portion of MH R-3 and MH R-06, can be integrated into the design / layout of the scheme at the project stage following a site specific flood risk assessment. The flood risk is referenced in the zoning objective for each site and the issue will be addressed at the development management stage.

2.3.26. In relation to Charleville the R-06 zoning will be omitted. The lands are to remain as part of the existing built up area within the development boundary. The flood risk on CV R-04 only affects a tiny portion of the periphery of the site and can be integrated into the design / layout of the scheme at the project stage following a site specific flood risk assessment. The flood risk is referenced in the zoning objective for the site and the issue will be addressed at the development management stage.

2.3.27. The Council are of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.

Chief Executive's Recommendation:

Proposed Amendment Mitchelstown: Realign the development boundary east of MH R-03 and MH R-06 to coincide with the extent of the zoned area, putting the area at risk of flooding along the eastern boundary of the zone outside the development boundary. See proposed amendment ref. FY 03.03.11 and FY 03.03.12.

Proposed Amendment Charleville: Reclassify R-06 as part of the existing built up area. See proposed amendment ref. FY 03.04.02.

Southern Regional Assembly

2.3.28. The Southern Regional Authority is broadly supportive of the Draft Plan and notes that the Draft LAP represents a strong body of work with a clear plan structure and demonstration of consistency as far as it is practicable with national, regional and county planning policy including Core strategy of the Cork County Development Plan, 2014. It notes that strategic locations for future population and employment growth and key infrastructure required to accommodate this

growth are identified by the Draft Plan. The submission does not require any further clarification to the Draft Fermoy MD Local Area Plan.

Chief Executive's Opinion and Recommendation: Noted. No amendment required to the Fermoy MD Local Area Plan.

Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage

2.3.29. This submission sets out the heritage related observations/recommendations of the Department in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.

2.3.30. Submission advises further consultation with the Council's Heritage Unit in relation to the provisions of the Draft Plan and strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified as Strategic Land Reserves.

2.3.31. Department further recommends that sites of archaeological importance that are State or Local Authority ownership should be highlighted and each plan should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage, in addition to a set of General and Specific Objectives which may be included in a new "Archaeological, Built and Underwater Heritage" section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).

2.3.32. Submission further notes that the provisions of the National Monuments (amendment) Act 1930-2014 protects all shipwrecks over one hundred years old, underwater archaeological structures, features and objects, and in this context each plan should take account of any impacts on riverine, lacustrine, intertidal and sub-tidal environments. Finally submission suggests that text in relation to heritage protection should be included for large scale development such as the Residential Land Reserves.

Chief Executive's Opinion: The Council acknowledges that some archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management and the project stage. Where possible new zonings have tried to avoid archaeological sites. It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans. County Development Plan Objective HE3-2 deals with Underwater Archaeology. Some additional text in relation to archaeology and an additional objective, LAS-01, is to be included in the plan.

Chief Executive's Recommendation:

Include additional factual text in relation to archaeology as per the following proposed amendments: FY 02.03.01, FY 02.06.02, FY 03.02.06, FY 03.03.02, FY 03.04.01, FY 04.03.02, FY 04.04.04, FY 04.05.05, FY 04.06.02, FY 04.06.05, FY 04.07.02, FY 04.08.03, FY 04.08.04, FY 04.08.05, FY 04.09.04, FY 04.11.02, FY 04.12.05, 05.02.12.02

Include additional objective as per the following proposed amendment: FY 02.06.03

Department of Education and Skills

2.3.33. This submission notes the importance of providing sufficient educational infrastructure to meet the needs of the community. Department will continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose, following the full appraisal of all potential school site options by the Dept for technical suitability for school development.

2.3.34. Department notes that school reservations should be made as close as possible to existing community facilities, encourages a multi campus approach, encourage provision of sites adjoining

green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights. Submission identifies the need to reserve sites for primary and/or post primary schools in a range of towns across the County.

2.3.35. Within the Fermoy Municipal District the Department has outlined the requirement for future educational facilities in the main towns in the Fermoy Municipal District. Provision has been already been made for these requirements in the draft plans with the exception of a post primary school requirement in Fermoy town. This is discussed under the Fermoy settlement specific issues in this section.

Chief Executive's Opinion and Recommendation: Proposed amendment to include additional general objective (GO) for Fermoy, Mitchelstown and Charleville supporting the expansion of primary and post primary education facilities in each town – see proposed amendments FY 03.02.17, FY 03.03.15, and FY 03.04.06.

Cork City Council

2.3.36. The submission from the City Council raises issues in relation to locating new growth close to the edge of the city to cater for city expansion in a more sustainable fashion, comments on the SLR sites, density and residential yields along public transport corridors, the City Gateways initiative and development of the Urban Expansion Areas within Metropolitan Cork. These issues are relevant only to the Municipal Districts within Metropolitan Cork.

Chief Executive's Recommendation: No change proposed to the Draft Plan.

Environmental Protection Agency

2.3.37. This submission raises issues in relation to the Draft Plan, Environmental Reports and some settlement specific issues. In relation to the Draft Plans the submission notes the need for development to be linked to the ability to provide water services infrastructure, the need to prioritise the provision of secondary treatment in some areas and the need to include more information on the environmental sensitivities of each area. Submission also suggests a commitment to the implementation of the National Broadband Plan, the preparation of a Climate Adaptation Strategy for the County and inclusion of objectives ensuring the Council fully assess the impacts of development on priority habitats and species.

2.3.38. Submission also makes a number of comments in the relation to the Environmental Report and how the SEA process has been integrated into the plans, seeking clarity on how the environmental sensitivities of each area have influenced the plan, the compliance status of critical infrastructure and the use of habitat mapping to inform the plans. Submission recommends the plans make provision for the protection of key ecological corridors and linkages within each plan area. Review of the landscape strategy of the county is also recommended. Clarification is also sought on the assessment of cumulative impacts, selected of preferred development scenarios, mitigation and monitoring. Changes to some of the Environmental Protection Objectives is also suggested. Settlement specific queries are raised in relation to Ballincollig (critical service infrastructure) Cobh, Carrigtwohill (phasing of delivery of new railway stations and delivering infrastructure in the context of EIA, Water Framework Directive, Habitats and Flood Directives), Schull (WWTP has been upgraded) and Charleville (Lands R-06 are at risk of flooding).

Chief Executive's Opinion

A significant number of the issues raised overlap with the recommendation of the Natura Impact report and these are included in the Manager's recommendation for the amendments to the plan.

With respect to the timing of the delivery of water services infrastructure, this issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be

operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.

Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.

Issues in relation to the environmental sensitivities of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan is proposed by way of amendment (see proposed amendment nos. FY 02.04.02 and FY 02.04.03) Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.

Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It is has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.

Suggested changes to EPO1 and EPO 5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.

Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned above. Monitoring will be addressed further in the Environmental Statement.

With respect to Charleville – the residential zoning R-06 is proposed to be omitted (see proposed amendment FY 03.04.02) – the lands will no longer zoned for residential development but will form part of the existing built up area within the development boundary. For responses to other location specific proposals, please see the CE's report for that Plan.

Chief Executive's Recommendation: In line with the EPA's request amend the draft local area plan to provide clarification on the status of drinking water and waste water treatment infrastructure. See proposed amendment ref. FY 02.04.02 and FY 02.04.03.

Irish Water

2.3.39. This detailed submission from Irish Water (IW) states that it is Irish Water's objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans subject to the availability of funding and to environmental constraints. Irish Water will endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the eight Municipal District Local Area Plans over the next plan period, subject to the necessary capital investment and in compliance with environmental objectives and regulations.

2.3.40. Submission also notes that it is IW's objective to provide quality water services in an economic and efficient manner to populations served by the public water services network but there are significant challenges in balancing commitments and available funds to achieve these objectives. Submission requests that the Council considers the implications on water services when determining the settlement and core strategies for the county. The submission acknowledge the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs and indicates that IW's key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.

2.3.41. With respect to further investment the submission notes that Irish Waters Investment Plan 2017 to 2021 identified 46 individual projects in County Cork. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.

2.3.42. There are 180 Water Supply Zones (WSZ) in the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZs to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZs into Water. It is also provided to reduce to reduce water leakage in the distribution network to an economically sustainable level in the future.

2.3.43. Submission notes that there are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only preliminary treatment and the European Court of Justice has a case pending in relation to 15 WWTP's in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig. Submission requests that the Council be cognisant of the "designation status" of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.

2.3.44. Finally the submission suggests that the Councils assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.

Chief Executive's Opinion

Irish Water's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity is noted. The Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy, and to rationalise the operation and provision of water services infrastructure. Proposals for leakage reduction are also acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.

The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations. The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.

Chief Executive's Recommendation: No change proposed to the Draft Plan.

National Transport Authority (NTA)

2.3.45. This submission raises issues which are relevant to the Municipal Districts within Metropolitan Cork only. The issues raised are not relevant to the Fermoy Municipal District.

2.3.46. Supports consolidation of population growth in Metro Cork and City suburbs along corridors where it can be demonstrated associated development can support investment in public transport services and localisation of trip journeys.

2.3.47. Transport Strategy for Cork Metro Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metro Cork. Anticipated it will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning –

social, economic and environmental indicators. Strategy will be able to inform sustainable land use policy formulation. Recommend reference made to Transport Strategy under Objective LAS-01.

2.3.48. Seek greater consolidation of growth in areas contiguous to Cork City and largest Metro Area settlements which demonstrate: Localisation of trip demand across a range of journeys – employment, education, retail etc. Provision of public transport services as competitive alternative to the car for non-local trips, sustainable accommodation of additional development on basis of existing transport infrastructure, existing public transport services, other services at local level

2.3.49. Recommends that the 5 LAPs with Urban Expansion Areas and other development objectives pertaining to Metro Area have a co-ordinated approach to prioritisation of development locations in 9 Urban Expansion Areas.

2.3.50. Strategic Land Reserve: Lack of clarity on further consultation with Stakeholders, no formal framework for review of sites set out, and how/when/what mechanism applied for to prioritise SLR areas. Generally characterised by lack of road capacity, poor or absent public transport networks and local accessibility to facilities. Recommend against inclusion of SLR sites in LAPs in absence of clear evidence based approach and pending fuller assessment and greater clarity, including stakeholder consultation.

2.3.51. Ensure with regard to the Strategic Employment Areas that the scale and location not undermine CASP, not excessively add to current scatter of car dependent commuting and that a strong case can be made for their locations. Recommend development strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.

Chief Executive's Recommendation: No change proposed to the Draft Plan.

Office of Public Works (OPW)

2.3.52. This submission from the OPW highlights the need for the Council to expand its approach to flood risk assessment to include the following:

- a) the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.
- b) the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario. Submission requests that three specific flood storage areas identified as part of the River Bride (Blackpool) certified Drainage Scheme be protected from development in the LAP. These proposed flood storage areas are located within the Cobh Municipal District at Killard, upstream of Blackstone Bridge and at Ballincroikig.

2.3.53. The submission also raises location specific issues in relation to Fermoy where the flood defence scheme has been completed. The submission points to the need to manage the potential impacts of new development, and surface water discharges from same, on the flood defences. Submission notes that modifications to a flood scheme require the consent of the OPW.

Chief Executive's Recommendation: The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.

In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts see proposed amendment no FY 01.08.01

In relation to Fermoy, it is proposed to amend objective FY- GO-10 to reference downstream impacts. See proposed amendment FY 03.02.18

For response to other location specific proposals, please see the CE's report for that Plan.

Transport Infrastructure Ireland

2.3.54. The submission from TII makes a number of points about the protection of existing national roads, the need to show the relevant routes for new national roads on a map in each LAP and the need to set out mechanisms for funding and delivery of national road upgrades to cater for future plans and private development proposals. The submission seeks clarity on the City Gateways initiative and considers the approach advocated in relation to Retail Warehousing within Metropolitan Cork to be unacceptable in the absence of an evidenced based planning approach as set out in Guidelines. With respect to the proposals for a Strategic Land Reserve in Metropolitan Cork, the submission considers the information provided to be poor and notes the lack of prior consultation or justification for the sites selected. The submission also makes a number of specific comments in relation to each Municipal District.

2.3.55. In relation to the Fermoy MD the submission requests that the policies of the plan reflect the reflect importance of protecting roads and carrying capacity, junctions, interchanged e.g. M8, N72 and N73. In Fermoy submission notes that the Draft Plan indicates a new link to the M8 via objective U-01 which TII does not support and recommends that it be removed from the Plan. In addition submission indicates that Zoning FY-I-01, R-03, R-04 and R-09 are not consistent with measures to provide for future improvements.

2.3.56. In Mitchelstown the submission notes that access to MH-I-01 should be is reviewed given location at N73 and access to B-02 and R-11 are outside reduced speed limit area and need to be reviewed.

2.3.57. In Charleville the submission notes that more detailed assessment is required of the potential impact of the retail warehousing proposed by objective- B-05, including the need for junction enhancement. The impact of CV-U-04 should also be considered.

2.3.58. In Castletownroche submission notes that the development boundary to the east extends beyond 50kph and that access to lands including CR-O-01 should be from within the 50kph.

2.3.59. In Kildorrery the plan development boundary extends beyond the 50kph limit. Plan should state that access to the N73 will be prohibited.

2.3.60. In Watergrasshill the submission requires objective B-01 to be amended to include requirement for adequate set back from M8 and associated junction to avoid compromising future improvements to the M8. Objectives X-01 and C-01 should also be amended to provide for setback from the M8. In Watergrasshill objectives B-01, X-01 and C-01 already address the need for setback and noise abatement for the M8 and no further change is proposed on this issue.

2.3.61. The submission also makes reference to the fact that Ballyooly and Glenahulla are also located on or proximate to the existing national road network.

Chief Executive's Recommendation: As outlined in Chapter 10 of the County Development Plan the Council is committed to the protection of proposed national route corridors where the route selection process has been completed / approved and where the preferred route corridor has been identified. These routes are shown in the Councils Map browser.

In relation to the U-01 Objective in Fermoy the Council notes the views of TII but is committed to maintain provision for the new link to the M8. Objectives FY-I-01, R-03, R-04 and R-09 already address the need for setback and noise abatement for the M8 and no further change is proposed on this issue. In Mitchelstown, I-01 has an existing access to the roundabout and access is also possible along the road to the east of the roundabout. Access to R11 is available within the speed limit. Objectives MH-R-11, MH-B-02, MH-I-01 will be amended to include the need for a Traffic Impact Assessment and Road Safety Audit. See proposed amendments FY 03.03.05, FY 03.03.06, FY 03.03.07 See also proposed amendment FY 03.04.04 re Charleville B-05, proposed amendment FY 04.05.04 for Castletownroche, proposed amendment FY 04.09.03 for Kildorrery.

Health and Safety Authority (HSA)

2.3.62. This submission requests the SEVESO sites across the county be identified on the settlement maps as appropriate. Submission also advises on most recent legislation on the Seveso Directive.

Chief Executive's Recommendation: While the Seveso sites are listed in the County Development Plan they will be also be indicated on the settlement zoning maps where relevant.

2.4 Other Issues Raised in General Submissions

Construction Industry Federation (Cork Branch)

2.4.1. This submission from the CIF suggests that the Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land and should include a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent. Within the Metropolitan area the submissions argues that lands identified as suitable and needed for development within the proposed SLR sites should be zoned for development, on an equal footing to other zoned lands within the LAPs. Regard should be had to the buildability of the land, the infrastructure cost / value ratio and its marketability.

2.4.2. Submission supports more open communication and consultation between the Council and the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions. The need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands is also mentioned. Submission requests that the CIF and its members be consulted on significant proposed amendments to the Draft LAPs, prior to the formal publication of those amendments.

2.4.3. Further issues raised relate to site specific flood risk assessment and the subsequent updating of flood zone maps, the establishment of a Land Supply Task Force and the need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.

Chief Executive's Opinion: Updated approach to the Strategic Land Supply issues is outlined in the CEO Reports for the Municipal Districts located within Metropolitan Cork. This issue is not relevant to the Fermoy MD. Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.

Site specific flood risk assessments are taken into account as part of the Development Management process and the appraisal of specific development proposals. The need to update flood risk zones will be kept under review.

Local Area Plan reviews are subject to statutory review on a six year cycle. In addition, the Council is providing for Active Land Management as set out in Section Two and proposed amendment FY 01.09.01

The Council seeks to engage with all relevant stakeholders in a balanced way as part of the performance of its statutory functions.

Transport and Mobility Forum

2.4.4. The Housing and Mobility Forum Cork is a group who have a common interest in sustainable travel. The submission makes a number of comments in relation to sustainable transport in Metropolitan Cork and the selection of sites as part of the Strategic Land Reserve. At a wider level the submission argues in favour of achieving greater connectivity and permeability for active travel modes (walking, cycling) in all areas and that the plans should support measures support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) - including adjoining housing. Walking and cycling links do not necessarily have to follow the motor traffic routes. Submission also supports more emphasis on delivering attractive urban design. Finally submission suggests that the more holistic approach taken to the Masterplans areas should be applied to all individual residential zonings.

Chief Executive's Opinion.

Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines. There are no policy impediments with regard to a range of local permeability / movement proposals referenced.

Chief Executive's Recommendation: No amendment to the Fermoy Local Area Plan proposed.

2.5 Settlement Specific Issues

2.5.1. The following paragraphs list the issues raised in the submissions in relation to settlements. Full details of submissions is included in Appendix A.

2.6 MAIN SETTLEMENTS:

Fermoy:

2.6.1. A total of 13 submissions were received in relation to Fermoy town. Three of these relate to lands within the former town council administrative area which are covered by the provisions of the Fermoy Town Development Plan (2009). This Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council. Submissions relating to lands within the former Town Council area cannot be considered as part of this process. See Section 2.2 above for further details.

2.6.2. The main issues arising from the submissions in relation to the environs of Fermoy town can be classified under the following headings;

Additional Business / Industrial zonings south of Fermoy adjacent to the M8.

Cork Marts at Corrin -Submission ref. DLAP16-16-11846402

2.6.3. This submission seeks changes to the text of Section 3.2.19 of the Draft Plan which acknowledges the potential for some additional development on lands owned by Cork Marts at Corrin. The plan currently states that:

“Cork Livestock Mart is located outside Fermoy Town at Corrin, 5km to the south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. It states that such development could include ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.

2.6.4. The submission seeks to have an additional sentence included at the end of the above paragraph to state that:

The Council will consider accommodating rural based agric industry, light industrial and agri commercial activities at this location due to the available infrastructure and roads network”.

Chief Executives Opinion. Given the location of the Cork Marts facility in a rural area outside the town of Fermoy and previous refusals of planning permission on the site for additional land uses unrelated to the Livestock Mart use, it is considered that the existing provisions of the Draft Plan offer sufficient scope for Cork Marts to optimise their land holding at this location. 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. Providing for additional sporadic business uses in the rural hinterland of the town would be prejudicial to the sustainable development of the town of Fermoy 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.

Chief Executive's Recommendation: No change proposed.

Rossmore Civils Ltd at Corrin : Submission ref. DLAP16-16-11871070.

2.6.5. This submission seeks to have a 1.4ha site, located in the Fermoy greenbelt 3km south of the town and bounding the M8, rezoned to business use to accommodate an agri sales showroom, plant maintenance / repairs and a plant yard. The submission also makes reference to plant storage /warehousing and plant distribution as part of the contracting and plant hire business. The company is described as a building and civil engineering contracting and plant hire company and currently has a head office in Little island. Submission indicates that the Little Island site does not meet the needs of the company re plant storage etc.

Chief Executive's Opinion. 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.

Chief Executive's Recommendation : No change proposed.

Liam Fitzgerald , at Coolcarron - Submission ref: DLAP16-16-12686408

2.6.6. This submission seeks to have a c2ha greenbelt site, which is part of a larger 6ha holding, located west of the M8 interchange on the R639, rezoned for Industrial use. It is proposed to accommodate industry/offices and HGV parking on site. The site is located at Coolcarron between the M8 and Fermoy town.

Chief Executive's Opinion. The site is located within the Fermoy greenbelt 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 seriously undermine the sustainable development of the town and would 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 and Objective TM 3-1 of the County Development Plan.

Chief Executive's Recommendation: No change proposed.

Specific zoning proposals for land within Zone A flood risk area:

2.6.7. The following submissions request that land within an area identified as Zone A flood risk is zoned for specific non flood risk compatible uses:

- DLAP16-16-11679773 (Lidl Ireland GmbH) seeks redesignation of c0.3ha of land, currently zoned as open space and within the Blackwater River SAC and a zone A flood risk area, as 'existing built up area'.

Chief Executives Opinion and Recommendation: These lands are within the River Blackwater Special Area of Conservation and within the area that is at risk of flooding, and it would not therefore be appropriate to zone them for development. Site specific development options could be explored further through the development management process. No Change proposed.

- DLAP16-16-11867978 (McSweeney Dispensers 15 Limited) seeks facilitation of expansion of submitter's business interests in the town on a c0.6ha site east of SuperValu on Courthouse Rd. in Fermoy.

Chief Executives Opinion and Recommendation: The site is entirely within the FY-O-06 open space zoning, the specific development objective of which is 'agriculture'. Approx half of the site, the northern portion fronting on to Courthouse Rd, is within an area at risk of flooding (Zone A). The site is removed from the town centre and there are ample underutilised premises within the town centre in need of new uses. No Change proposed.

- DLAP16-16-10874494 (Ryan, John Paul; Ryan, Ronan and O'Mahony, Lourdes). This submission proposes that that the site of a disused caravan park in Fermoy, a c0.68ha site to the north of the river on the Mallow road, be zoned for commercial use. The site is identified in the draft Plan as 'existing built up area'. The site is within an area at risk of flooding (Zone A).

Chief Executive's Opinion and Recommendation: These lands are at risk of flooding. There is ample, alternative, more suitable land in the town that is not at risk of flooding that could accommodate the proposed uses. No change proposed.

Education Requirements

2.6.8. On the basis of the LAP's population forecast figures and following a submission from the Department of Education one primary school and one post primary school are required for Fermoy. The Draft Plan already makes provision for a primary school (requiring 1.6ha) within lands zoned for residential development (R-04). The need for a post primary school site (requiring 4.5ha) has not previously been raised with the Council and was not provided for in the Draft plan. The Department sets out its 6 year capital investment programme up to 2021 in its submission. This does not feature projects in relation to Fermoy.

2.6.9. At this stage of the Local Area Plan process there is insufficient time available to identify a specific site for a secondary school and facilitate the Department's request for the opportunity to appraise the technical suitability of any sites selected. Schools are however acceptable in principle on any of the land zoned for residential use or on suitable sites within the existing built up area. There may also be a site within the area covered by the Fermoy Town Plan, but that is outside the

scope of this LAP process. In this context, and in order to dovetail with the Department's next programme of capital investment (subsequent to 2021), it is proposed that the Council consults with the Department with a view to identifying a post primary school site in Fermoy town in the future. Should it become necessary the LAP can be amended to make provisions for a new school site.

Chief Executive's Recommendation: No change proposed.

Requirement for a hotel in the town

2.6.10. Two submissions raise the issue of the need for a hotel in the town: Fermoy Enterprise Board (Ref: DLAP16-16-12686932 and Cllr. O'Flynn (ref: DLAP16-16-11809268). The need for a hotel in Fermoy is acknowledged in the Draft Plan which also states that such facilities should ideally be located within the town but outside the area at risk of flooding. The Draft Plan identified a number of potential sites and states that other potential sites may also be available.

2.6.11. As the Local Area Plan is no longer dealing with lands covered by the Fermoy Town Development Plan, references in the Draft Plan to specific sites within the area covered by the Town Plan will be omitted from the Draft Plan.

Chief Executive's Recommendation: References in the Draft Plan to specific sites within the area covered by the Town Plan, with the potential for a hotel use, will be omitted from the Draft Plan. This will be dealt with as part of the rewriting of paragraph 3.2.21 in the Fermoy Environs Chapter. See proposed Amendment no. FY 03.02.01 and appendix B1 of this report.

Request to rezone open space land for residential use.

2.6.12. Submission No DLAP16-1612688431 from Edmund Rice relates to an area of land comprising approximately 9.76ha within an area zoned for agricultural use (FY O-06) zoning in Fermoy Environs at Strawhall, adjoining the M8 to the south east of the town. Submission requests that the land be rezoned for high density residential use.

Chief Executive's Opinion: The lands are served by a local road (L1515-15) approximately 1.5 km to the southeast of the centre of Fermoy town. The land abuts the M8 motorway and form part of an open hillside with extensive views from the site over the surrounding rural landscape. The site itself is open is very visible from the M8 with ground levels rising from south to north and from east to west. Between the site and the town there is a ribbon of development along the road frontage and a housing development is under construction on land within the 'existing built up area' to the north. The site's location on a local road means the site is relatively isolated from the rest of the town. Other zoned lands are available for development which offer better connectivity with the towns other services and amenities and offer better separation from the M8. In this context it is not considered appropriate to include the entire area sought. A smaller area along the road frontage will be zoned for residential Medium B Density residential development use.

Chief Executive's Recommendation. Rezone part of FY-O-06 from Agriculture to Medium B Density Residential Development. See proposed amendment FY 03.02.16

Transport

2.6.13. The submission from Transport Infrastructure Ireland raises concerns regarding development objectives FY I-01, FY R-03, FY R-04 and FY R-09 in Fermoy which extend up to the line of the M8 and it calls for an appropriate set back to avoid adverse impacts from the M8. In addition it states that it does not support the provision of additional connectivity to the M8 as proposed by U-01.

Chief Executive's Opinion. TII's views in relation to the additional slip road access to the M8 are

noted. However the Council supports the need for additional connectivity to the M8 and it is proposed to retain the U-01 objective. It is further considered that the wording of the specific objectives FY I-01, FY R-03, FY R-04 and FY R-09 already makes adequate provision for mitigating against noise impact of the M8.

Chief Executive's Recommendation: No change proposed.

Other issues

2.6.14. A number of other issues were raised including proposals to revise the population target of Fermoy and issues regarding retail and town centre expansion. See appendix A for Chief Executive's responses in relation to these issues.

Mitchelstown:

2.6.15. Six submissions were received in relation to Mitchelstown. The main issues raised in the submissions can be classified under the following headings;

Proposals to zone additional land for industrial use / economic development.

2.6.16. Two submissions propose additional industrial / economic development zonings to the north east of the town:

- (a) **Mulcahy – lands at Coolnanave/Limerick Road (Submission Ref: DLAP16-16-11174165).** This submission proposes that approximately 24ha of greenbelt land, to the east of MH-I-04/ MH- B-02 and east of the Mitchelstown Business Park , be zoned for Industrial use with access from the N73 to the south and via the undeveloped MH I-04 (R 513) to the West.
- (b) **O'Brien, Maurice, Gerard, and Mairead (Submission Ref: DLAP16-12687244).** This submission proposes approximately 37ha of land for “economic development”. The land is located North and East of MH-I-04 and partially overlaps with the Mulcahy submission above.

Chief Executive’s Opinion:

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.

Chief Executive’s Recommendation: No change Proposed.

- (c) A third submission from Dairygold (ref. DLAP16-16-11874566), relates to the former Galtee factory, comprising c8.335ha, on the northern end of the town centre of Mitchelstown - part of which is designated as Existing Built Up Area and part of which is zoned T-02 in the draft plan. Dairygold seek an industrial zoning for the entire c8.335ha site.

Chief Executive’s Opinion: Given the previous industrial use of the site the proposal to continue an industrial zoning is considered acceptable.

Chief Executive’s Recommendation: Amend Mitchelstown text and zoning map to exclude area of land from T-02 and zone for industrial use as I-05: Industry. See proposed amendment ref. FY 03.03.14

Proposals for additional residential zoning or residential/nursing home use:

2.6.17. Three submissions seek rezoning of land for residential use.

- a) **Charleville Home Care Ltd., Submission ref: DLAP16-12690235:** This submission relates to a c5ha site to the south of Mitchelstown, 1.9ha of which is zoned R-12 in the 2011 Local Area Plan (with an objective for nursing home and ancillary assisted living housing) and the remainder of which is outside the development boundary in the greenbelt.
- b) **O'Brien, John and Margaret. Submission ref: DLAP16-16-11467129.** This submission relates to c12. ha of land in the Mitchelstown greenbelt, outside of and adjoining the development boundary of Mitchelstown to the south east.
- c) **Mulcahy –Submission Ref: DLAP16-16-11174165:** This submission proposes that part of the open space lands MH- O-0-2 be rezoned from open space to residential.

Chief Executive's Opinion. With respect to (a) above it is considered appropriate to reinstate the R-12 zone for a nursing home and ancillary accommodation as per the current Local Area Plan and to include the additional c3.1ha of the submission site within the R-12 zoning objective. With respect to (b) and (c), 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.

Chief Executive's Recommendation: Reinstate the R-12 zone for a nursing home as per the current Local Area Plan for Mitchelstown and include an additional 3.1ha within this zoning. Proposed change no. FY 03.03.13.

Proposal to exclude a small area of land from R-07 and to identify this excluded land as 'existing built up area'.

2.6.18. A submission from Lidl Ireland GmbH (ref: DLAP16-16-11691502) seeks the rezoning as Existing Built Up Area of c0.27ha of lands fronting on to the Fermoy Road currently subject to the Residential land use zoning (MH-R-07). There is an undecided application ref 16/6427 on this site, which is currently at further information, for demolition and redevelopment of an expanded Lidl store. Given the relatively small size of this area of land and its geographical relationship to the existing Lidl store it does not seem unreasonable to consider including this within the built up area designation.

Chief Executive's Recommendation: 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'. See proposed change ref. FY 03.03.09

Transport:

2.6.19. With reference to Mitchelstown, the Transport Infrastructure Ireland submission (ref. DLAP16-16-12177281) recommends that the access to MH I-01 is reviewed in the context of official policy outlined in the DoECLG Spatial Planning and National Roads Guidelines (2012). It also seeks a review of access proposals to a number of other sites in Mitchelstown (MH- I-01, MH-B-02 and MH-R-11) where access is proposed from a national route.

2.6.20. In Mitchelstown, access to MH-I-01 can either be from the existing roundabout (with TII permission) or along the R665 to the east of the roundabout. Access to R11 is available inside the 100kph within the speed limit area. Access to MH-B-02 can be achieved from the R513 to the west, if access is not permitted to the N73. It is proposed to amend the specific objectives MH-I-01, MH B-02 and MH-R-11 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit.

Chief Executive's Recommendation: Amend specific objectives MH-I-01, MH B-02 and MH-R-11 to include a requirement for a traffic Impact Assessment and a Road Safety Audit. See proposed amendments FY 03.03.05, FY 03.03.06, FY 03.03.07

Other Issues:

Other issues raised are responded to in Appendix A of this report .

Charleville

2.6.21. Six submissions were received in relation to Charleville. The main issues raised in the submissions can be classified under the following headings:

Proposals to zone additional land in the greenbelt for residential and nursing home use

2.6.22. Two submissions seek the zoning of land in the greenbelt for residential use. The first submission (ref. DLAP16-16-11775461, Ryan, Michael) seeks the zoning of additional land for residential use, including a nursing home/retirement housing, west of Charleville. This submission site is c5.7ha, c1.2ha of which is within the development boundary of Charleville, zoned open space CV O-07, and the remainder of which is outside of and adjoining the development boundary in the Charleville greenbelt.

2.6.23. The second submissions (ref. DLAP16-16-11486858, Michael Moynihan TD) requests that consideration is given to a nursing home at Kippane, a townland west of Charleville which is largely outside the development boundary of Charleville in the greenbelt and also within the open space CV-O-08 zoning objective for agriculture. This submission appears to be intended as support for the first submission.

Chief Executive's Opinion. This submission was already considered at preliminary consultation stage and text has been included in paragraph 3.4.13 of the Draft Plan addressing the issues raised. The site is well removed from the centre of Charleville, with both extensive areas of undeveloped residentially zoned land and lands zoned as open space between the site and the rest of the town. Nursing homes are acceptable on lands zoned for residential use of which there are approximately 72ha already available in Charleville. The location of existing zoned lands is better suited to residential development than the site proposed in the submission. Nursing homes are also acceptable on lands within the existing built up area or the wider town centre. There is also a live unimplemented permission for nursing home on zoned land within the town of Charleville which should be supported in favour of proposals outside the town. This proposal would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation: No change proposed.

Proposals to amend business zonings in Charleville

2.6.24. Two submissions seek changes to business zonings in Charleville.

- (a) A submission from Grogan F Property Holdings (ref. DLAP16-16-12690056) seeks an amendment to the text of specific objective CV-B-05 to make provision for a neighbourhood centre on the lands zoned for business use. Submission also requests that reference be made, in the zoning objective for the B-05, to the fact that there is a primary health care centre adjoining the site and a nursing home is also proposed.

Chief Executive's Opinion. The town centre and retail strategy for Charleville is set out in the Draft Plan and seeks to consolidate and strengthen the town centre and the core retail area, and prioritise retail development at appropriate locations. The Draft plan has also identified a site for town centre expansion to the north. The provision of a neighbourhood centre at this location would undermine the town centre and would be contrary to the provisions of the Retail Strategy. In addition local retail needs are already served by the nearby Petrol station. Zoning objectives needs to stand on their own merit and it is not good practice to reference adjoining uses to justify a zoning objective.

Chief Executives Recommendation: No change proposed.

- (b) A submission from Lidl Ireland GmbH, Ref. DLAP16-16-11688300 requests that the CV-B-01 business zoning objective be deleted and the land redesignated part of the 'existing built up area'. Given the size of the B-01 (1.5ha), a backland site adjoining a Lidl store, and the overall large quantum of land zoned in Charleville for business use it is considered that were the B-01 zoning to be excluded there would still be sufficient business land in the town.

Chief Executives Opinion. Convenience retail is not an appropriate use within a business zoning. An 'existing built up area' designation however could potentially facilitate a retail use, a business use, or another use on the site with any application being considered on its merits. It is considered that redesignation of the site as 'existing built up area' is appropriate.

Chief Executive's Recommendation: Redesignate B-01 in Charleville as 'existing built up area'. See proposed amendment FY 03.04.03.

Transport:

2.6.25. Transport Infrastructure Ireland (ref. DLAP16-16-12177281) raises a concern regarding specific zoning objective CV-B-05 stating that pending the delivery of the M20 scheme, the capacity, safety and efficiency of the existing N20 needs to be safeguarded to facilitate inter – urban and inter regional strategic traffic, the development of a retail warehousing scheme should not compromise the strategic role of the national road network.

Chief Executive's Recommendation: Amend specific objectives CV-B-05 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit. Include additional text stating that 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. See proposed amendment FY 03.04.04.

Other Issues:

2.6.26. Submissions from Charleville Chamber and Cllr. Ian Doyle raise additional issues. These are discussed in the submissions table in appendix A.

2.7 Key Villages

Castlelyons/Bridebridge

2.7.1. A single submission was received in relation to Castlelyons/Bridebridge (Verling, G, Ref: DLAP16-16-11884500). It requests that that the plan is corrected to state that the Shanowenadrimina river flows through Castlelyons village.

Chief Executive's Recommendation: Amend text of Castlelyons to state that the Shanowenadrimina stream flows through Castlelyons village. See proposed amendment FY 04.04.01

Castletownroche:

2.7.2. A single submission was received in relation to Castletownroche. (TII, ref. DLAP16-16-12177281) in which it is recommended that access to the lands subject to objective C-01 should be provided within the 50kph area and that the plan would clearly state this.

Chief Executive's Recommendation: Amend text of Castletownroche to state that 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. See proposed amendment FY 04.05.04.

Conna

2.7.3. A single submission was received in relation to Conna (Glasscoe, L., Ref: DLAP16-16-11571396). It seeks the zoning of a 2.005ha site in Conna, adjoining and outside of the development boundary, for medium density residential development. An extension of duration of planning permission was granted in 2013 for 34 dwellings in Conna while the target level of growth to 2022, as set out in the Draft Plan, is 30 units.

Chief Executive's opinion: There is sufficient capacity within the development boundary to cater for the projected housing needs of the village and additional lands are not required.

Chief Executive's Recommendation: No change proposed.

Kildorrery:

2.7.4. A single submission was received in relation to Kildorrery. (TII, ref. DLAP16-16-12177281) in which it is requested that text be included in the plan stating that access to the N73 was prohibited.

Chief Executive's Recommendation: Amend text of Kildorrery to state that 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. See Proposed Change No. FY 04.09.03.

Rathcormack

2.7.5. Four submissions were received in relation to Rathcormack. These are discussed in the submissions table in Appendix A.

2.7.6. One of these submissions, (Ref. DLAP16-16-11758627 from Rathcormack Community Council) points out that the mapping labels on the community zonings Rathcormack map are incorrect.

Chief Executive's Recommendation: Amend Rathcormack map to include correct label references. Proposed change ref. FY 04.12.01

2.7.7. Submission ref DLAP16-16-11852884 from UCC Centre for Planning Education and Research states that local employment is more diverse than that suggested in the Draft Plan.

Chief Executive's Recommendation: Amend the draft plan to better describe the diversity of employment in the village. Proposed change ref. FY 04.12.03

Watergrasshill

2.7.8. A total of 6 submissions were received in relation to Watergrasshill. The main issues raised are as follows:

Proposals to extend the development boundary of the village to include additional land for employment use.

2.7.9. Four submissions (Cronin, ref: DLAP16-16-11846895; Cronin, ref: DLAP16-16-11258033; Kelleher, ref: DLAP16-16-11846430; and Walsh, ref. DLAP-16-16-11877465) propose extensions to the development boundary of Watergrasshill for various employment uses which include business, industrial, service station, light industry, warehousing, and service park. The total amount of additional employment land proposed is 34.4ha. All of this land is located in the metropolitan greenbelt. The submissions are comprised of the following:

- a) Cronin, ref: DLAP16-16-11846895 proposes an extension of the development boundary to include lands to the east of the M8 motorway, and to zone these lands for business development. It also proposes that lands currently zoned B-01 at Watergrasshill are rezoned for residential development and this is discussed separately in the submission table in Appendix A.
- b) Cronin, ref: DLAP16-16-11258033 proposes that a 7 acre site outside of the development boundary of Watergrasshill and to the east of and adjoining the M8 motorway is designated for a local services area.
- c) Walsh, ref. DLAP-16-16-11877465 requests that a c10.4ha site outside the development boundary of Watergrasshill be zoned for light industrial, warehousing/service park development.

Chief Executive's Opinion: these proposals are contrary to national policy which seeks to protect the strategic transport function of national routes and to safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy. Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' - 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. Objective TM 3-1 of the County Development Plan 2014 outlines that it is an objective of the County Development Plan "to prevent the undermining of the strategic transport function of national roads and to protect the capacity of the interchanges in the County from locally generated traffic".

There is 28.1ha of business land zoned in Watergrasshill (B-01 and B-02). B-01 is a 7.1ha greenfield site and B-02 is a 21ha site at least 7ha of which is undeveloped. In addition there is a combined area of land zoned for industrial use in Little Island and Fermoy amounting to 124.6ha and for business use amounting to 27.11ha. This land is at more appropriate locations than the lands proposed.

In relation to b) this site, to the east of the M8, is not considered a suitable location for a local services area. There is available land to the west of the M8 within the development boundary of Watergrasshill. This land includes a now disused petrol station on the main street that could potentially be redeveloped.

Chief Executive's Recommendation: No change proposed.

- d) Kelleher, ref: DLAP16-16-11846430 proposes that the development boundary of Watergrasshill is extended to include an additional 32.9ha of land, currently in the Metropolitan Greenbelt and outside of and adjoining the development boundary to the south west of the village. It proposes that c16ha of this is zoned for business / industrial use. The stated purpose of the submission is to demonstrate a well established industrial use in the area and to ensure the plan protects and supports future growth of this and other uses.

Chief Executive's Opinion: The County Development Plan 2014 recognises the requirements of long established commercial or institutional uses located entirely within the greenbelt which may make proposals for expansion / intensification of existing uses. It states that such expansion proposals of an appropriate scale would only be considered in special circumstances, having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations. An application for expansion of the existing business may be considered in this context.

There is 28.1ha of business land zoned in Watergrasshill (B-01 and B-02). B-01 is a 7.1ha greenfield

site and B-02 is a 21ha site at least 7ha of which is undeveloped. In addition there is a combined area of land zoned for industrial use in Little Island and Fermoy amounting to 124.6ha and for business use amounting to 27.11ha. This land is at more appropriate locations than the lands proposed.

Chief Executive's Recommendation: No change proposed.

Proposals to extend the development boundary of the village to include additional land for residential use.

2.7.10. Two submissions propose extensions to the development boundary to include land to the west of Watergrasshill, that is in the metropolitan greenbelt, and to zone it for residential use (Kelleher, R., ref. DLAP16-16-11846430 – see above also, and Vincentia Developments, ref: DLAP16-16-11210398). The latter seeks a residential zoning for the submission site. The combined area of the development boundary extension proposed in these submissions is 18.23ha.

Chief Executive's Opinion: The target level of growth for Watergrasshill to 2022, as set out in the Draft Plan, is 108 units. The Council considers that the extent of the development boundary as depicted in the Draft Plan is sufficient to meet the future development needs of the settlement.

The Council must have regard to facilitating an optimal layout irrespective of the ownership of the land. This is of particular relevance to the Vincentia submission which proposes the development of a somewhat linear estate.

In line with Government guidance – 'Quality housing for Sustainable Communities' and 'Sustainable Residential Development in Urban Areas', efficient use of the land and the facilitation of sense of place and effective connectivity must be facilitated. This is more likely to be achieved with the boundary extension proposed in the draft plan than that proposed in the Vincentia submission.

Chief Executive's Recommendation: No change proposed.

Proposal for an economic opportunity site at Moanbaun Woods

2.7.11. Coillte Teoranta made a submission with respect to a 300ha holding of theirs at Moanbaun Wood, to the south east of Watergrasshill. The land is currently used for commercial forestry and straddles the boundaries of the Municipal Districts of Cobh, East Cork and Fermoy. Submission outlines that the site has the potential to be considered as an opportunity site for large scale economic enterprise development (such as high-value data centre developments) which could utilise the strategic energy, telecoms and transport infrastructure found in the immediate surrounding area. The site is located 2.5miles from the M8 motorway and is served by local roads.

2.7.12. Submission further requests that this site near Watergrasshill be identified in the Local Area Plan as having potential for large scale economic enterprise development, subject to further site suitability and feasibility planning being undertaken by Coillte.

Chief Executive's Opinion. This submission essentially relates to the identification of a new Strategic Employment Zone in a rural area. Such strategic issues require detailed consideration and are matters for the County Development Plan to address.

Chief Executive's Recommendation: No change proposed.

Traffic

2.7.13. The TII, ref. DLAP16-16-12177281 raises concerns in relation to Watergrasshill zonings B-01, X-01 and C-01 which extend up to the line of the M8 and it calls for an appropriate set back to avoid adverse impacts from the M8.

Chief Executive's Opinion: The Planning Authority however feels that the wording of the specific objectives makes adequate provision for mitigating against noise impact of the M8.

Chief Executive's Recommendation: No change proposed.

Other issues – proposal to rezone B-01 for residential use, (Cronin, ref: DLAP16-16-11258033). This is discussed in the submissions table in Appendix A.

2.8 Issues raised in Environment Report

2.8.1. A single amendment is proposed to give effect to the recommendations of the Strategic Environmental Assessment and Strategic Flood Risk Assessment of the Plan which recommended the exclusion of the R-O6 zoning in Charleville as the site is located in an area identified as Zone A flood risk. The amendment is listed in the table below and detailed in Appendix B.

Chief Executive's Recommendation: See proposed amendment ref: FY 03.04.02 to exclude the Charleville CV-R-06 zoning and reclassify land as part of existing built up area.

Habitats Directive Screening Report

2.8.2. Appropriate assessment involves the consideration of the impact of the plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, having regard to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, it involves an assessment of the potential mitigation of those impacts. A total of seven Special Areas of Conservation and six Special Protection Areas were identified for screening in relation to the Fermoy LAP.

2.8.3. A number of amendments are recommended to give effect to the recommendations of the appropriate assessment of the Plan. The amendments are detailed in the table below and included in Appendix B. These changes include textual changes in relation to sections 2 (Local Area Strategy), sections 3 (Towns), 4 (Key Villages) and 5 (Villages and Village Nuclei) of the draft plan and mapping changes in relation to, Zoning maps.

Chief Executive's Recommendation: See proposed amendments referenced in table 1 below. The detailed wording of each amendment is set out in Appendix B.

Table1: Schedule of Recommended Appropriate Assessment Amendments	
Location or relevant section of Draft Plan	Amendment Ref.
Section 2.4	FY 02.04.01
Section 2.4	FY 02.04.02
Section 2.4	FY 02.04.03
Fermoy	FY 03.02.03
Fermoy	FY 03.02.04
Fermoy	FY 03.02.05
Fermoy	FY 03.02.07
Fermoy	FY 03.02.08
Fermoy	FY 03.02.09
Mitchelstown	FY 03.03.01
Mitchelstown	FY 03.03.03
Mitchelstown	FY 03.03.04

Table1: Schedule of Recommended Appropriate Assessment Amendments	
Location or relevant section of Draft Plan	Amendment Ref.
Mitchelstown	FY 03.04.07
Section 4.2	FY 04.02.01
Section 4.2	FY 04.02.02
Section 4.2	FY 04.02.03
Castlelyons / Bridebridge	FY 04.04.03
Castletownroche	FY 04.05.02
Castletownroche	FY 04.05.03
Conna	FY 04.06.03
Conna	FY 04.06.04
Doneraile	FY 04.07.03
Glanworth	FY 04.08.02
Kildorrery	FY 04.09.01
Kilworth	FY 04.10.01
Rathcormack	FY 04.12.02
Watergrasshill	FY 04.13.01
Section 5.2	FY 05.02.01.01
Section 5.2	FY 05.02.01.02
Section 5.2	FY 05.02.01.03
Ballyhea	FY 05.02.05.01
Bartlemy	FY 05.02.07.01
Clondulane	FY 05.02.08.01
Killavullen	FY 05.02.12.01
Killavullen	FY 05.02.12.04
Shanballymore	FY 05.02.13.01
Araglin	FY 05.03.05.01

Appendix A List of submissions

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
Countywide	DLAP16-16-11562884	Anna Aherne	This submission requests shorter/summarised versions of the overall plan.	The Draft Local Area Plans are statutorily required to address a wide range of issues over the large geographic area that comprises the Municipal Districts. No Change Proposed
Countywide	DLAP16-16-11810950	Construction Industry Ireland (Cork Branch)	<p>The Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land.</p> <p>The Local Area Plans should contain a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent.</p> <p>Lands identified as suitable and needed for development within the SLR should be zoned for development, on an equal footing to other zoned lands within the LAPs.</p> <p>In identifying the most suitable lands for zoning, Cork County Council should include a high-level viability assessment of lands, which considers their;</p> <ul style="list-style-type: none"> - Buildability - Infrastructure Cost / Value Ratio - Marketability <p>Favourable consideration should be given to zoning lands within the SLR areas which are credible in terms of delivering housing output during the lifetime of the forthcoming LAPs.</p> <p>Submissions from housebuilders to zone additional lands outside Metropolitan Cork should be considered on their planning merits, within the context of recognising that there is latent housing demand within Cork County.</p> <p>There is a need for open</p>	<p>Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.</p> <p>Development Management stage takes account of individual site flood risk assessment as part of its appraisal of development proposals.</p> <p>Local Area Plan reviews are subject to statutory review on a six year cycle.</p> <p>The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p> <p>No change proposed.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>communication and consultation with the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions.</p> <p>There is a need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands. This parity can be best achieved through the implementation of a comprehensive General Development Contribution Scheme and minimal use of Special Development Contributions.</p> <p>The CIF and its members should be consulted on significant proposed changes to phasing with the Urban Expansion Areas prior to the publication of the Amended Draft LAPs, as the opportunity for commenting on significant changes at the Amendment stage are limited.</p> <p>The CIF would welcome the opportunity for further consultation with Cork County Council as the City Gateway initiative is developed further.</p> <p>Where site specific flood risk assessment provides more accurate analysis than that provided by the Strategic level assessment, mapping within the LAPs should be amended to reflect the actual flood risk scenario.</p> <p>A Land Supply Task Force should be established to co-ordinate and prioritise infrastructure investment in line with the strategic planning policy objectives and to assist in the monitoring of the availability of serviceable and viable zoned land during the lifetime of the forthcoming LAPs. The Task Force should include representation from the Planning Authority, relevant statutory bodies and the construction industry.</p>	

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>There is a need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.</p>	
Countywide	DLAP16-16-12631298	Cork City Council	<p>Population Growth Growth in the Metropolitan towns- a greater percentage of dwelling units should be located close to the edge of the city to cater for city expansion in a more sustainable fashion.</p> <p>SLR The indicated net residential yields along public transport corridors does not represent an efficient use of land. Any justification for a proposed increase in the SLR in lieu of low levels of development in the City Docklands would be contrary to the SWRPG 2010-2022 and the Planning and Development Acts 2000 – 2015.</p> <p>City Gateways No land use function has been specified for the City Gateways and given their location at major junctions would be inappropriate as significant employment or retail centres because of impact on the road network</p> <p>Density The densities being proposed are inadequate.</p> <p>Ballincollig The City Council supports the development of the Maglin Urban expansion area at 34 units per hectare. Some of the land banks should be reserved for high density development in order to ensure that the estimated yield can be met while ensuring an appropriate mix of housing is provided in line with demographic trends.</p>	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p> <p>The function of the City Gateways is clarified in the relevant Municipal District Draft Plans but is not relevant to the Fermoy Municipal District.</p> <p>No change proposed.</p>
Countywide	DLAP16-16-11592327	Cork Education & Training Board	<p>Responsible for the delivery of primary, post primary and further education in line with their predecessor VECs. With establishment of SOLAS former FAS training centres and training staff were transferred to the CETB.</p> <p>CETB manages and operates twenty four second level schools</p>	<p>The Council will continue to work with the Cork Education and Training Board and the Department of Education and Skills to provide school sites to meet future demands.</p> <p>No Change Proposed</p>

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			<p>across County Cork.</p> <p>Committed to the Partnership Model and would like to see a greater sense of collegiality between itself and Cork County Council.</p> <p>Sets out in detail the types of educational and training facilities that they operate in each Municipal District.</p> <p>Provide a list of projects in 6 towns which are part of the Governments 5 year capital investment programme, covering the years 2011-2016 including projects in Buttevant, Fermoy, Glanmire, Mallow, Midleton and Carrigaline.</p> <p>Also provide details of other projects at various stages, planning, site acquisition etc in Clonakilty, Carrigtwohill and Skibbereen.</p>	
Countywide	DLAP16-16-11882060	Cork Environmental Forum	<p>Focuses on general considerations that would be beneficially applied to all the Municipal Districts.</p> <p>Goals include decreasing travel by private car, providing mixed type housing to reflect actual needs, access to green space daily, creation of wild areas in urban environments, measuring air quality, having an integrated catchment wide perspective to manage flooding issues, and devolved targets, from the National Mitigation Plan to meet our Climate Change commitments.</p> <p>Sets out a series of steps that should be taken towards greater sustainability in a number of key areas such as:</p> <p>Housing: Planning guideline to reflect the need to incentivise passive house standards and support the use of material with low embodied energy.</p> <p>Transport: Accessibility to work, life and recreational activities will be facilitated by a targeted modal shift to more sustainable travel</p>	<p>Raises a wide range of issues which are noted. Some of the issues are outside the scope of these Local Area Plans and others would be more appropriately addressed through the CDP Review process or through other legislative initiatives or various Ministerial Guidelines.</p> <p>No Change Proposed</p>

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			<p>modes.</p> <p>Public Realm: Most towns have inadequate community facilities or public spaces, need more green space and improved biodiversity, include central pedestrianised areas in towns and improved public spaces.</p> <p>Climate Change: Identify land use policies that will enhance carbon sequestration, woodland regeneration, retention of bogs and relieve flooding.</p> <p>Air Quality: Support the development of a Clean Air Partnership for Cork which would provide real time air monitoring and reporting.</p> <p>Flood Plans: Adaption and mitigation plans to take account of emerging challenges.</p> <p>Welcome the inclusion of the principles underpinning the County Development Plan, however raise a number of questions such as;</p> <p>Plans are very lengthy, quiet repetitive and not aimed at general consumption. Developer led plans. Basic information missing such as Habitat Inventory, details of Mitigation Plan (neither yet complete). Development Contributions Scheme not drafted. Assets such as rivers and coast portrayed negatively e.g. as a flood problem. Issues are cross cutting but there seems to be a lack of a holistic approach. Many of the requirements for implementation are external to the remit or control of Cork County Council e.g. water infrastructure dependent on Irish Water. How will aspirations and aims be resourced? How can local people get more involved at the actual development/implementation phases?</p>	

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			Agriculture policy doesn't complement other land use policies. Contend that definition of sustainable development should be the one set out in the LECP.	
Countywide	DLAP16-16-11769006	Dawson, K	Planners are not listening to local concerns.	Noted. The submissions received during the public consultation were considered carefully and have led to a number of Proposed Amendments. No Change Proposed
Countywide	DLAP16-16-11865670	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	<p>Submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.</p> <p>Recommend that consult with County Councils Heritage Unit. Strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified as Strategic Land Reserves.</p> <p>Should highlight within each MDLAP those sites of archaeological importance in County Cork that are State or Local Authority owned.</p> <p>Each MDLAP should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage which can be expanded upon in a specific section relating to Archaeological, Built and Underwater Heritage.</p> <p>More detailed information specific to each district can be included as recommended by Councils Heritage Unit.</p> <p>Sets out a definition of archaeological heritage describes what that term comprises of.</p>	<p>Broadly supportive of the approach taken in the Plan. Acknowledge that archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management. Where possible new zonings have tried to avoid archaeological sites. It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans. County Development Plan Objective HE3-2 deals with Underwater Archaeology. Additional LAS Objectives dealing with archaeology will be included to address issues raised.</p> <p>No change proposed.</p>

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			<p>Suggests a set of General and Specific Objectives which may be included in each MDLAP.</p> <p>Suggests information that may be included in the Archaeological, Built and Underwater Heritage section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).</p> <p>Under the National Monuments (amendment) Act 1930-2014 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. Each MDLAP should take into account any impacts on riverine, lacustrine, intertidal and sub-tidal environments.</p> <p>Suggests text to be included for large scale development such as the Residential Land Reserves.</p> <p>Any proposals for signage within or adjoining archaeological sites should be referred to the Heritage Unit.</p> <p>Welcomes inclusion of sections on Architectural Heritage and the references to Record of Protected Structures in County Development Plan and to Architectural Conservation Areas. Also welcomes the provision of guidance on the protection of architectural heritage in certain urban areas.</p>	
Countywide	DLAP16-16-11881448	Department of Education & Skills	<p>Amended Submission original Reference DLAP16-11879452</p> <p>Important that sufficient educational infrastructure to meet the needs of the community is provided.</p> <p>Continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this</p>	<p>The Council will continue to work with the Department of Education and Skills to provide school sites to meet future demands. The submission identifies the need to make provision for additional school sites in various towns across the county and this requirement will be addressed under the individual settlement heading as appropriate.</p> <p>See Section 2.3 of this document and Proposed Amendments ref. FY 03.02.17, FY 03.03.15 and FY</p>

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			<p>purpose.</p> <p>Requests that any potential school site options are appraised by the Dept for technical suitability for school development prior to a specific reservation for educational use is made.</p> <p>School reservations should be made as close as possible to existing community facilities, encourages a multi campus approach, encourage provision of sites adjoining green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights.</p> <p>Table 1 sets out the approach taken to identifying school places and additional classroom requirements based on assessment of future population growth.</p> <p>Table 2 identifies requirements to reserve sites for primary and/or post primary schools in a range of towns across the County namely; Ballincollig Carrigaline MD; Ballincollig, Carrigaline North, Cork City South Environs, Passage West, Ringaskiddy / Shanbally. Bandon Kinsale MD: Bandon and Kinsale. Blarney Macroom MD; Blarney and Macroom. Cobh MD: Cobh, Carrigtwohill, Glanmire, Monard and Cork North Environs. East Cork MD: Midleton, Youghal. Fermoy MD: Fermoy, Charleville,</p>	03.04.06
Countywide	DLAP16-16-11876775	Minister for Housing, Planning, Community and Local Government	See Section 2.2	See Section 2.3 of this document.
Countywide	DLAP16-16-11591435	Environmental Protection Agency	<p>Submission makes the following comments:</p> <p>1. Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.</p>	1. This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives

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			<p>2. Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy.</p> <p>3. In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.</p> <p>4. Need for priority secondary WWT in key settlements should be addressed as a priority.</p> <p>5. Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan.</p> <p>6. Clarification is required on whether habitat mapping has informed the plans . Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.</p> <p>7. Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.</p> <p>8. Changes recommended to some of the EPOs and clarification is required on how the alternatives have been assessed.</p> <p>9. Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes.</p> <p>10. Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order to service future development in Ballincollig.</p> <p>11. Cobh MD submission notes</p>	<p>in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>2. Noted. This will be included.</p> <p>3. Noted. These issues has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan is proposed by way of amendment – See Appendix B. Further clarification will be given in the SEA Addendum Report / SEA Statement where feasible. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water</p> <p>4. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.</p> <p>5. Noted. Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.</p> <p>6. Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.</p> <p>7. This is not possible within the</p>

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			<p>new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc.</p> <p>12. West Cork Plan should clarify that the Schull WWTP has recently been upgraded.</p> <p>13. Charleville Lands R-04 are at risk of flooding and need to be reconsidered.</p>	<p>current time frame.</p> <p>8 Suggested changes to EPO1 and EPO 5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.</p> <p>9 Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.</p> <p>10. The provision of a rail station to serve Waterrock in Middleton will be provided in accordance with the implementation strategy for this strategic site being developed by the Cork County Council. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the LUTS study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.</p> <p>See Proposed Amendment ref. FY 02.04.02 and FY 02.04.03</p>
Countywide	DLAP16-16-11881850 DLAP16-16-9891830	Gas Networks Ireland	<p>Natural gas has a key role in supporting economic development in Ireland and to transition to a more sustainable low carbon economy.</p> <p>Measures to promote the uptake of alternative fuel in transport (such as compressed natural gas, CNG) will be a critical part of meeting Ireland's sustainable transport targets. Initiatives such</p>	<p>The continued importance of a robust gas network and reliable supply to the economic well being of the County is noted.</p> <p>No Change Proposed.</p>

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			<p>as Energy Corks Irelands Greenest Bus Fleet (IGBF) project need to be promoted and indeed replicated. GNI encourage Cork County Council to include IGBF as part of its draft Policy Material. This will provide the necessary leadership to ensure that the roll out of alternative fuel infrastructure is successful. Initially using natural gas, CNG vehicles will see a reduction in CO2 emission of up to 22% compared with diesel and a huge reduction in other tailpipe emissions.</p> <p>As the production of biogas is scaled up and used in transport as bio-CNG, even greater lifecycle CO2 emission reductions can be achieved. Biogas is a clean, renewable and carbon neutral fuel, produced from different organic waste materials, upgraded to biomethane and then injected into the existing gas infrastructure. Extensive sources of biogas feedstocks (agricultural slurries, wastewater sludge, food wastes etc.) are available in Cork. Production of biogas from indigenous waste streams would also increase our national energy security of supply by reducing our reliance on energy imports. Biogas production should therefore be considered as part of the local area plans.</p> <p>Notes a potential capacity constraint in the Southern Region of the transmission network which coincides with the anticipated cessation of supplies from the Inch entry point in 2021 (Celtic Sea Storage Facility expected to cease production in 2021). The cessation of Inch supplies will result in the Southern Region becoming the most peripheral area on the ROI transmission network. This also presents a significant security of supply concern. Study to identify the optimum economic and technical solution that will address the potential capacity constraint and mitigate the security of supply risk associated with the southern</p>	

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			region has been recently carried out. The optimum economic solution has emerged as the up-rating of the Pipeline to the West and Gormanston to Ballough pipelines to 85 barg. It has been identified that this reinforcement will be required in the short to medium term with further reinforcement required in the longer term.	
Countywide	DLAP16-16-10945664	Eoin Gleeson	Submission supports the strict protection of the countryside from any further one off rural housing, even in the GB 1-2 areas. The low density structure of our towns shows we are failing to have functioning urban populations. The countryside has been affected enough from ribbon development since the 1970's. The greenbelts need complete protection. Settlement structures should start from the centre of towns and villages, restoring vacant property, providing quality spacious town centre apartments on vacant land. The wishy washy approach to further development on the outskirts of towns should stop. Towns need to have a real identity, and provide a real choice for people to live in quality urban accommodation.	One of the key aims of the Core Strategy of the County Development Plan 2014 is to promote sustainable patterns of growth in urban and rural areas that are well balanced throughout the county. The Plan also seeks to establish an appropriate balance in the spatial distribution of population growth between the towns, villages and rural areas so that future growth compliments the strategy to achieve a critical mass of population in the towns, while strengthening and protecting rural communities. Government policy on rural housing as reflected in the 'Sustainable Rural Housing Guidelines for Planning Authorities' seeks to sustain and renew established rural communities. The provisions of the Local Area Plans seek to give effect to the objectives of the County Development Plan on these issues. No Change Proposed.
Countywide	DLAP16-16-10800942	Health and Safety Authority	Submission advises that the Seveso II Directive 96/82/EC (as referenced in the documents provided) has been replaced by the Seveso III Directive 2012/18/EC, transposed as the Chemical Act (Control of Major Accident Hazards Involving Dangerous Substances Regulations 2015, SI 209 of 2015.) Submission also notes that the Draft Plans do not identify all major accident hazard establishments in each of the relevant plans.	Noted. No Change Proposed
Countywide	DLAP16-16-11847067	Irish Water	Objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans	IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity is noted. The provision of water services

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			<p>subject to the availability of funding and to environmental constraints. Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the 8 MDs over the next plan period.</p> <p>Request Council to consider implications on water services when determining the settlement and core strategies for the county.</p> <p>Acknowledge the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs.</p> <p>Key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.</p> <p>The Investment Plan 2017 to 2021 identified 46 individual projects in County Cork, list set out in appendix attached to submission. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.</p> <p>There are 180 Water Supply Zones (WSZ) in the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZs to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZs into Water Resource Zones.</p> <p>Aim to reduce water leakage in the distribution network from over 50% in some areas to 38% by 2021, to 30% by 2030 and to continue to reduce leakage to an economic</p>	<p>infrastructure is a key consideration to determining settlement and core strategies for the County.</p> <p>Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.</p> <p>IW's plans to rationalise the operation and provision of water services infrastructure is welcomed.</p> <p>Leakage reduction is acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.</p> <p>The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations.</p> <p>The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.</p> <p>No Change Proposed</p>

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			<p>sustainable level in the future.</p> <p>There are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only preliminary treatment and the European Court of Justice has a case pending in relation to 15 WWTPs in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig.</p> <p>Council should be cognisant of the designation status of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.</p> <p>Objective to provide water supply and wastewater services to support adopted strategies, on a phased basis in line with evolving demand and prioritised in line with the county's settlement hierarchy.</p> <p>Suggest that Councils assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.</p>	
Countywide	DLAP16-16-11878917 DLAP16-16-11877975	Meitheal Mara Teoranta	<p>In keeping with the objectives of the Cork County Development Plan 2014 the MD LAPs should make provision for access to the water to encourage marine leisure activities in the harbour and contribute to the development of marine tourism.</p> <p>Submission is relevant to Municipal District Local Area Plans that include coastal areas.</p> <p>Access to the water which would allow the enjoyment of the facilities is not addressed. There is a need to provide access to the</p>	<p>Addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>Also addressed in the Council's Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review</p>

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			<p>water for recreational users of the Harbour access is proving more difficult to achieve. This includes places where boats can berth and crew can go ashore in an attractive environment. A list of destinations in Cork City and Harbour is provided.</p> <p>Blueways as articulated in the Cork Harbour Blueway Feasibility Report, commissioned by South and East Cork Area Development (Secad) are mentioned in the West Cork MD LAP but not in other plans.</p> <p>An integrated, holistic approach to harbour development is required in recognition of the heritage value of the Harbour.</p> <p>An adequate slip to provide vehicular boat access to the River Lee and Cork Harbour.</p> <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> - To improve access facilities, i.e. piers, slips, etc. - To make all the piers in the Harbour more user friendly - To provide support for recreational water-based events, like Ocean to City <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> - Promote a greater awareness and use of the waterways and watercourses, and to provide encouragement to the populace to go on the water on all possible occasions, with the least possible hindrance. <p>The Lee Estuary and Cork Harbour should be correctly defined as a waterway as opposed to a watercourse, because of the level of interventions for navigation.</p>	<p>process and / or legislative initiatives or Ministerial Guidelines.</p> <p>A number of issues raised are addressed in the Council's Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>No Change Proposed</p>
Countywide	DLAP16-16-11877709	National Transport Agency	Supports consolidation of population growth in Metro Cork and City suburbs along corridors where it can be demonstrated associated development can support investment in public transport services and localisation of trip journeys.	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>Continued improvements in public</p>

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			<p>Check proposals for further expansion of Metro Area settlements against stated principles and ensure development is prioritised and sequenced to promote/provide for development of public transport services/sustainable transport, accessibility to services at local level; protect strategic infrastructure assets and appropriately utilised; integration of land use and transportation.</p> <p>Current transport studies and proposed transport strategy: Urban Expansion Areas Transport Assessment using SW Regional Transport Model would welcome opportunity to comment in detail on each UAE on completion of study and prior to finalisation of LAPs.</p> <p>Transport Strategy for Cork Metro Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metro Cork. Anticipated it will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning social, economic and environmental indicators. Strategy will be able to inform sustainable land use policy formulation.</p> <p>Recommend reference made to Transport Strategy under Objective LAS-01</p> <p>Comments & Recommendations Seek greater consolidation of growth in areas contiguous to Cork City and largest Metro Area settlements which demonstrate: Localisation of trip demand across a range of journeys employment, edu, retail etc. Provision of public transport services as competitive alternative to the car for non-local trips Sustainable accommodation of additional development on basis of existing transport infra, existing</p>	<p>transport / walking / pedestrian facilities are being advanced, in collaboration with all key stakeholders. Housing and employment growth is identified for areas where public transport exists or can be provided, and, proximate residential / employment zonings are also allowed for within the draft plan.</p> <p>The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p>

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			<p>public transport services, other services at local level</p> <p>Recommend 5 LAPs with UEAs and other development objectives pertaining to Metro Area coordinated approach to prioritisation of development locations in 9 UEAs.</p> <p>Strategic Land Reserve Lack of clarity on further consultation with Stakeholders, no formal framework for review of sites set out, and how/when/what mechanism applied for to prioritise SLR areas. Generally characterised by lack of road capacity, poor or absent public transport networks and local accessibility to facilities.</p> <p>Recommend against inclusion of SLR sites in LAPs in absence of clear evidence based approach and pending fuller assessment and greater clarity, including stakeholder consultation Strategic Employment Areas.</p> <p>CSIP, Airport, Ringaskiddy, Little Island, Carrigtuohil areas and others: Ensure their Scale and location not undermine CASP, not excessively add to current pattern of car dependent commuting, strong case can be made for their locations.</p> <p>Recommend development strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.</p>	
Countywide	DLAP16-16-11866198	Office of Public Works	<p>This submission provides an overview of the three stages of flood risk assessment and the Planning Principles set out in the Guidelines on The Planning System and Flood Risk Management. Submission notes that the Guidelines place a firm onus on local authorities to avoid, mitigate or manage flood risk. Submission makes the following specific comments :</p> <p>1. The Councils approach to flood risk needs to be expanded to</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on</p>

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			<p>include the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. Examples of where this scenario may arise include:</p> <p>a) areas where there is clearly a flood risk issue downstream of a proposed development (but flood risk has not been flagged as an issue to be considered in respect of the development proposed upstream of the flood risk area).</p> <p>b) Areas where there are flood defences in place downstream and where the development, if it proceeds without proper regard and measures to address flood risk issues, could adversely impact on, and reduce the standard of defence provided, in the defended areas downstream.</p> <p>c) Where there are flood defences under construction or proposed downstream and development could adversely affect the standard of defences under construction or proposed.</p> <p>2. Approach to flood risk management also needs to consider the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>Location specific comments : Youghal : Williamstown and Claycastle area. YL-T-04 : Submission notes ongoing flood risk management issues in this area associated with the operation of outfalls and other issues, and, in the context of not worsening the flood risk in the area, recommends that there should be no further development in the catchment contributing to this location, which has the potential to worsen flood risk in this area, until the situation is rectified.</p>	<p>Managing Downstream flood impacts – see section 2 of this report.</p> <p>Proposed Change: Amendment No FY 01.08.01</p> <p>The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p> <p>For response to other location specific proposals, please see the CEO's report for that Plan.</p>

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			<p>Zones YLR-02, YLR-03, YLR-07, YLR-10, YLR-11, YLR-13, YLR-14, YLR-15, YLR-17, YL C-03, YL C-01, YL B-03 and YL B-04 all have the potential to increase flood risk in the Williamstown and Claycastle areas if run off from the development is not very carefully controlled and limited.</p> <p>Land filling or raising of ground levels in the area needs to be carefully controlled or it may adversely impact on flood risk by removal of flood storage areas. Submission notes history of flooding at the Seafield Business Centre site and housing area to the north of it, and notes this is not shown on the flood zone maps.</p> <p>Metropolitan Cork Submission notes the potential for development, on all the SLR sites and the MUEA sites, to impact on flood risk on lands downstream or on planned defence works within a catchment area: SLR 8 (Kilbarty / Carhoo/ Kilcully) development could adversely impact on the standard of defence being provided in the River Bride (Blackpool). SLR9 and MUEA5 Upper Glanmire / Ballyvolane: Could adversely impact on flood risk and erode the standard of defence to be provided for the Ballyvolane Area. SLR3, SLR 4 and SLR5 : Could increase flood risk in the areas to be protected by the Douglas and Togher Schemes and in other areas which are not being protected by the proposed flood scheme. SLR 6 Could increase flood risk along the Galsheen and Twopot rivers. MUEA4 and SLR7 - Curragheen River Catchment / part of the lands are at risk of flooding. SLR12 Oldcourt Impact on flood risk associated with downstream watercourses. MUEA3 and SLR11. Issues associated with Turloughs, Swallows holes and recent flood events to be considered. Midleton : Further consideration of issues needed. Flooding issues at</p>	

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			<p>Water rock, swallow hole at Water Rock. History of flooding north of the railway line but no risk shown on the map. Cautious approach to development needed pending full identification of the flood risk.</p> <p>Flood events on the R-01 land at Banshane, south of the N25 have been reported these lands shown to be Zone B.</p> <p>Skibbereen - Flood alleviation scheme under construction.</p> <p>Zonings SK-R-04 to SKR-09 inclusive all have potential to affect flood risk and the flood storage areas if run off from development not carefully controlled</p> <p>Bandon: Flood alleviation scheme under construction. Development in areas BDI-02, BD- R-16, BD-B-04 and BD-GB-02 have potential to increase flood risk on the Mill Stream, while BD-R-15 and BD R-14 have the potential to increase flood risk from the Kilbrittan Stream, if not carefully controlled.</p> <p>Objective for Walk in BD-T-02 would require change to the flood defence wall this would need consent of OPW.</p> <p>Fermoy : Flood Relief Scheme Constructed , Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on zones Zones FY T-01 to FY T-04 or on lands adjoining the river.</p> <p>Development of FY R-06 and FY R-08 could increase the risk of flooding downstream unless run off from these developments is carefully controlled.</p> <p>Mallow: Flood Relief Scheme Constructed. Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on many sites north and south of the river.</p> <p>Development of MW-14 and MW-15 could have the effect of</p>	

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			<p>increasing flood risk and eroding the standard of the defence provided on the Spa Glen and Hospital Streams unless run off is carefully controlled. Same applies to MW R-04 and MW-R-05.</p> <p>Flood Storage areas A number of site specific flood storage areas were identified as part of the River Bride (Blackpool) certified Drainage Scheme . While these are not currently required, they may be needed in the future to facilitate adaptation of the scheme to Climate Change. Submission requests that these areas (located at Killard, upstream of Blackstone Bridge, and Ballincrokig) be protected from development. In addition, downstream areas at risk of flooding should be kept free of development so that future flood risk is not increased and lands remain available for flood storage.</p>	
Countywide	DLAP16-16-11874474	O'Flynn Construction	<p>A substantial amount of additional zoned land is required to ensure that there is sufficient headroom to avoid any shortage in supply arising during the lifetime of the forthcoming LAPs.</p> <p>In determining the amount of land required, Cork County Council should reappraise the assessment of the potential housing yield from the Urban Expansion Areas by 2022.</p> <p>The identification of lands as a back-up option would be counterproductive in addressing the crisis in the housing market. Lands identified within the SLRs identified as being the most advantageous for development should be zoned on an equal footing to other zoned lands within the LAPs.</p> <p>In identification of the most advantageous sites within the SLRs, the following criteria should be included in the assessment;</p> <ul style="list-style-type: none"> - Market demand; - Topography - Prospect of development 	<p>The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p>

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			<p>commencing</p> <p>Lands within SLRs 6, 7 and 8 have good potential to deliver housing output in the near term. Sufficient lands to facilitate large scale housing development in the near future should be zoned within these areas.</p>	
Countywide	DLAP16-16-11561170	Jennifer Sleeman	<p>No real reference to Climate Change or any assessment of the impact of what is proposed to global warming, how it will contribute to CO2 levels, methane emissions etc. It should be that all proposals should be designed to limit effects of climate change.</p> <p>Council seems to have no regard or assessment on how its proposals and objectives will affect/contribute to Climate Change. It should be considering climate change in all of its proposals and plans.</p> <p>Request that Climate Change be addressed in a meaningful way and assessed in all Local Area Plans.</p>	<p>Current County Development Plan addresses the issue of climate change. Both the CDP and the Draft Local Area Plans are subject to Strategic Environmental Assessment in order to identify and mitigate environmental impacts – including the effects of climate change.</p> <p>No Change Proposed</p>
Countywide	DLAP16-16-11867531 DLAP16-16-11880909	South and East Cork Area Development Partnership CLG	<p>Key issues raised include the following: Social and Community Infrastructure: 1. Principles of sustainability, social inclusion, quality of design and adapting to climate change underpinning the CDP should be carried through to the LAPs. 2. Planning of transport infrastructure must be factored in alongside building planning policy. Residential and commercial development needs to be linked to transport and access services other than the private car. 3. No new development should take place without social and community infrastructure provision for those who will live there. New development should have regard to the social and community needs of people (for schools, childcare, libraries etc) in addition to their need for utilities and open space etc. Planning policy should place greater emphasis on the needs of older people to live independently in</p>	<ol style="list-style-type: none"> 1. It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Plan. 2. Planning policy strives to achieve this. The planning authority has not control over many aspects of transport infrastructure / school/ community facilities but all statutory consultees are consulted during the plan making process. 3. As above. 4. See chapter 6 of the County Development Plan for details of the overall strategy for the economic development of the county.

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			<p>their own community public transport is vital.</p> <p>Rural Enterprise:</p> <p>4. Rural enterprise is needed in towns and villages to develop sustainable communities and allow people to work close to where they live.</p> <p>5. Broadband is essential for all businesses and is essential to facilitating service based business in rural areas.</p> <p>6. The lack of suitable commercial premises is inhibiting the growth of rural enterprise community based incubator units can help address this problem. The Council needs to support this with the provision of land / buildings and provision of broadband.</p> <p>Tourism</p> <p>7. Continued investment in tourism products is essential developing new products and upgrading existing facilities and attractions. Planning restrictions and costs being imposed as a condition of planning are prohibitive, especially for those in rural areas.</p> <p>8. County Tourism Strategy should highlight Cork as a Gateway.</p> <p>9. Adequate pier, harbour and mooring facilities are important to the development of tourism, especially around Cork Harbour and other coastal areas like Ballycotton, Cobh, Youghal.</p> <p>10. Transport is essential in terms of moving tourists around and in terms of creating the tourism product itself walkways, cycle ways and other recreational facilities.</p> <p>11. All recreational trails in County Cork should be developed / upgraded to meet National Trails Office Standards.</p> <p>Environment</p> <p>12. LAP objective LAS 01(d) should be amended to omit the words where possible.</p> <p>13. Cultural and Environmental Heritage sections of the plans should be reviewed as there appears to be some errors in the listing of designated sites. A map of protected natural heritage sites should be included in the LAP.</p> <p>14. Increased efforts are needed to</p>	<p>5. Noted.</p> <p>6. A broad range and choice of sites have been zoned for business development across the settlement network as set out in the Local Area Plans.</p> <p>7 Re Tourism: See Chapter 8 of the County Development Plan 2014 re the Council's policy as regards the development of Tourism in the County.</p> <p>No change proposed.</p>

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			<p>protect areas of natural importance which are not protected under the Habitats Directives. Submission suggests by way of example that some such areas have been damaged in the Ballincollig Regional Park recently, apparently due to works required for reasons of Health and Safety.</p> <p>15. Measures are required to prevent the spread of problematic species. Submission also recommends some changes to the Councils guidelines for developers on Biodiversity and the Planning Process, in terms of the control of such species. In some areas there are plans to extend walkways in areas where problematic species are widespread, potentially spreading such species further if not properly managed. EPO 3 in Volume 2 of the Environmental report should be amended to reflect this issue.</p> <p>16. An accreditation system should be established for invasive species contractors and Council staff and SEACAD could have a role in this.</p> <p>17. The 2009-2014 Cork County Biodiversity Action Plan should be updated and the updated plan should have a more central role in the development process.</p> <p>18. Funds should be made available to help community groups with the costs of undertaking ecological/ engineering and archaeological assessment.</p>	
Countywide	DLAP16-16-11589178	Southern Regional Assembly	<p>This submission from the Southern Regional Assembly notes that the Draft LAP :</p> <ul style="list-style-type: none"> a) represents a strong body of work with a clear plan structure and demonstrates consistency, as far as it is practicable, with national, regional and county planning policy including Core Strategy of the Cork County Development Plan, 2014. b) has identified the strategic locations for future population and employment growth, and 	<p>The Southern Regional Authority is broadly supportive of the Draft Plan.</p> <p>See Section 2.2</p>

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			<p>the key infrastructure required to accommodate this growth. In particular submission notes plan objectives seeking to increase local employment and reduce commuting into Metropolitan Cork.</p> <p>Submission notes that the LAP demonstrates consistency as far as it is practicable with the South West Regional Planning Guidelines (SW RPG) 2010-2022. In particular consistency is demonstrated with respect to;</p> <ul style="list-style-type: none"> c) Objective RSS-05 for the role of the Fermoy as a strategic Ring Town in the Greater Cork Area and RSS-06 for the role of "Settlements in the Northern Area" (Mitchelstown and Charleville) as the economic drivers for their hinterlands and improvement of accessibility. d) Strategic infrastructure of national and regional significance and Objectives RTS-01 Transport, RTS-02 Public Transport, RTS-03 Cycling and walking, Table 5.1 National and Regional Roads, RTS-04 Road Network and RTS-07 Water and Wastewater Treatment Services. e) Social Inclusion and Regeneration Objective REAS-10, seeking sustainable strategies for the regeneration of areas of renewal - via LAP proposals for implementing the Urban Regeneration and Housing Act, 2015 and identifying regeneration areas. 	
Countywide	DLAP16-16-11876170	Transport & Mobility Forum	Overall agreement with an East - West development (Midleton Ballincollig) of the Strategic Land	The Council's strategy with regard to Strategic Land Reserve is set out in the relevant Municipal District

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			<p>Reserves.</p> <p>The (SLR) areas that need to be progressed first should be those with the best access to alternative transport modes (public transport) and with suitable topography (e.g. for walking and cycling).</p> <p>SLR prioritisation is recommended, in the following order;</p> <ul style="list-style-type: none"> - Bishopstown Ballicollig (most favoured) - East along rail corridor - Oldcourt, Rochestown (near former railway line greenway) - Douglas - if developed properly could accommodate additional housing and development <p>Minimum housing density limits should be applied (to SLR lands).</p> <p>The least favoured SLR from a development perspective is the Carrigaline/ Ringaskiddy area, due to the fact that already a high population only has feasible travel access by car, and, the topography is unsuited to access to the city and other hubs by sustainable travel modes such as cycling and walking.</p> <p>For all areas, greater connectivity and permeability for active travel modes (walking, cycling) are measures that should be supported.</p> <p>Specific development proposal plans should support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) -including adjoining housing.</p> <p>There needs to be walking and cycling links that do not necessarily follow the motor traffic routes.</p> <p>Special emphasis to be put on attractive urban design.</p> <p>The manner in which Masterplans are addressing development in a</p>	<p>Plans but is not of relevance to the Fermoy Municipal District.</p> <p>The Council's strategy with regard to Active Land Management is set out in section 2 of this report and Proposed Amendment FY 01.09.01.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>There are no policy impediments with regard to a range of local permeability / movement actions referenced.</p> <p>No change proposed.</p>

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			<p>more holistic way should be applied to all individual residential zonings.</p> <p>It is critical that safe active travel access is taken into account from the start, with no schools outside or at the edge of built up areas to be permitted.</p> <p>All planning applications for new schools should require a comprehensive sustainable travel plan for both pupils and staff.</p> <p>It is imperative that the relevant Local Area Plans mapping for future land use zoning complement the Metropolitan Cork Cycle Network Plan.</p> <p>Park & Ride facilities to be developed in conjunction with the major developments in the East and West of the City. There is also a need for Park & Ride facilities in the North of the Metropolitan area.</p> <p>Minimise mono-use of land use (e.g. exclusively residential) - at a minimum incorporate appropriate retail, recreation, community facilities and as required schools etc.</p> <p>Housing provision also needs to be of:</p> <ul style="list-style-type: none"> - Higher densities and better standards with allowance for a higher quality than the National Planning Guidelines - Mixed provision along public transport corridors There needs to be larger variety of housing forms and sizes (semi-detached, terraces, duplexes, apartments of various sizes) to respond to the needs of a diverse population <p>Potential exists to improve permeability for active travel modes within Ballincollig West, via retrofitting of area via secure and appropriately designed routes.</p>	
Countywide	DLAP16-16-12177281	Transport Infrastructure Ireland	<p>1. Protection of Existing National Roads: Routes to be indicated on overall</p>	See Section 2.2 of this report.

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	DLAP16-16-11592294		<p>map included in Chapter 1 and focus on particular schemes in each MD. National Rd Schemes Proposed & Suspended Routes to be indicated on overall map and focus on particular schemes in each MD.</p> <p>2 Development Contribution Scheme: Set out mechanisms for funding and delivery of national road upgrades for future plans and private proposals. Where constraints identified need to explain how will infra be delivered/funded.</p> <p>3 City Gateways: Lack of clarity on the proposal</p> <p>4. Retail Warehousing: Approach advocated is unacceptable. Requires an evidenced based planning approach as set out in Guidelines. Appear to be deferring consideration of issues to DM process. TII should have been consulted in formulation of the Policy. Requests policy be omitted</p> <p>5. Strategic Land Reserve: Information provided is poor, no evidence of appropriate consultation. Unclear how and when the land will be released and justification for selection is unclear. Disappointing approach in comparison to previous Masterplans approach.</p> <p>6. In relation to specific issues raised in each Municipal District see Section 2.2</p>	
Fermoy Municipal District				
Fermoy MD	DLAP16-16-11790710	Cork Nature Network	<p>Welcomes the principles underpinning the County Development Plan of sustainability, social inclusion, quality of design and climate change adaption that been carried through to the Local Area Plans, some general concerns raised:</p> <p>1. Plans are very lengthy, quite</p>	<p>The Draft LAP has to cover a significant geographical area with an extensive settlement network. The Plan has been subject to Strategic environmental Assessment and Natura Impact Assessment.</p> <p>No Change Proposed.</p>

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			<p>repetitive and not aimed at general consumption.</p> <p>2. It is encouraged for wildlife areas to be created or current spaces developed to encourage wildlife.</p> <p>3. Assets such as rivers and coast portrayed negatively e.g. as a flood problem. They are a resource and should be viewed positively for wildlife and tourism.</p> <p>4. Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>5. How will aspirations and aims be resourced?</p> <p>6. How can local people get more involved at the actual development/ implementation phases?</p> <p>7. Agriculture policy doesn't complement other land use policies.</p>	
TOWNS				
FERMOY				
Fermoy	DLAP16-16-11846402	Cork Marts	Submission relates to land at Corrin, 5km east of Fermoy town centre. It requests that to offer a greater recognition of the role of Cork Marts in the rural community in particular and to the economic importance of agri business in Cork, text be included in the plan stating that the Council will consider accommodating rural based agri industry, light industrial and agri commercial activities at this location due to the available infrastructure and roads network.	See section 2 of this report. No change proposed.
Fermoy	DLAP16-16-12686932	Fermoy Enterprise Board	This submission comments on various aspects of the draft plan and includes the following points: Fermoy Enterprise Board sees significant potential for Fermoy to benefit from a cohesive strategy which exhausts all the benefits of proximity to Cork City...and Fermoy's excellent transport links should make it a key development town attracting new dwellers. It suggests that the proposed development of Monard should be reconsidered and that all existing towns, including Fermoy, should be priorities for further enhanced	<p>This submission raises a number of issues which are noted. Many relate substantively to the former town council area covered by the Fermoy Town Development Plan 2009.</p> <p>The Core Strategy of Cork County Development Plan 2014 sets out strategic aims of Metropolitan Towns including Monard and Ring Towns including Fermoy, as well as figures for 'Population Target for 2022' and 'Total New Households 2011-2022' for each of the towns. The Local Area Plan must be</p>

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			<p>development.</p> <p>It sees a population of 10,000+ people as vital to a vibrant future for the town stating that it is required to support existing business and that local infrastructure can sustain such growth.</p> <p>It acknowledges the habitats directive and water framework directives and requests an approach which supports sustainable development where economy and society are equally important as the natural environment.</p> <p>States that it is imperative that new housing developments commence asap as there are no houses available in Fermoy and that a new hotel is an immediate requirement for the town.</p> <p>Argues for use of live register figures as a more accurate indication of current levels of employment. Requests that Abec is included and mapped in Local Area Plan.</p> <p>In the context of attracting large scale investment it requests that the plan should not be phased in such a way as eliminates opportunity for the town.</p> <p>Submits that additional retail space should only be considered following additional housing and employment and that town centre should be prioritised for retail.</p> <p>Refutes that 'vacancy..... does not appear to be causing any significant adverse impact'.</p> <p>It states that the east of the town lacks connectivity to the motorway and that new retail here could be potentially damaging and would require the provision of further off street car parking facilities.</p>	<p>compatible with the policies and objectives of the County Development Plan and it is not within the scope of the Local Area Plan to significantly revise the Core Strategy targets.</p> <p>The Live Register is available on a monthly basis and demonstrates measurable seasonal fluctuations over time. It is intended for use only as a short term indicator of labour market activity. The CSO cautions that the Live Register is not the official measure of unemployment (or therefore employment). The Draft Plan depicts the number of jobs in an area based on the 2011 census. Using census figures in the Draft Plan ensures that the employment figures can be related to the population figures for the same point in time.</p> <p>The Draft Plan strives to achieve an appropriate balance between economy, society and the natural environment.</p> <p>The Draft Plan supports the development of housing and a new hotel in the town.</p> <p>As per the Cork County Development Plan 2014 the preferred location for retail development is in town centres. Development proposals in other locations must demonstrate compliance with the sequential approach as outlined in the Retail Planning Guidelines before they can be approved.</p> <p>Part of this submission relates to lands that are covered by the provisions of the Fermoy Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See section of this report.</p>

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				No change proposed.
Fermoy	DLAP16-16-12686408	Fitzgerald, Liam	<p>This submission requests that a c2ha site at Corrin, on the western side of the M8 interchange fronting on to the R639, is zoned to facilitate industry/offices and HGV parking. The site is located in the Fermoy greenbelt. The submission makes a number of points including the following: submits that lands zoned in Fermoy for industry are not available to the market for development purposes; states that there is access to a storm water outlet; states that the land constitutes waste ground at present; and states that the landowner is a significant employer in Fermoy and environs; in relation to the proposal it states that the landowner's current base is constrained by size resulting in outsourcing of work. An access appraisal is included in submission.</p>	<p>See section 2 of this report.</p> <p>No change proposed.</p>
Fermoy	DLAP16-16-11842866	Horan, David	<p>Submission relates to a c6ha site in Fermoy town, west of and adjoining the town park. The submission states that in the Town Development Plan 2009 for Fermoy, the northern portion of the lands have an objective for a hotel and residential development. It disagrees with the approach adopted in the draft LAP (to designate the land as 'existing built up area'), which it states is based on 'flood risk', 'undeveloped character of the site' and 'availability of alternative sites' - especially in relation to the following : the land benefits from flood defences however it perceives that this is presented in the draft LAP as if it has little or no benefit to the site; it states that lands which are at a much greater flood risk, and also benefit from flood defences, are promoted for development in the</p>	<p>This submission relates to lands that are covered by the provisions of the Fermoy Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process.</p> <p>See Section 2 of this report for further details.</p>

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			<p>draft LAP; It states that the lands can be easily developed to ensure that development occurs only within 'Zone C' without having any negative flood risk impacts downstream or on adjoining lands; It states that the designation of the land as 'existing built up area' conflicts with the County Development plan text in section 14.3.1 to the 'existing built up area' approach.</p>	
Fermoy	DLAP16-16-11679773	Lidl Ireland GmbH	<p>Submission relates to specific lands in Fermoy town and policies in the plan relating to town centre and retail development. It proposes the following: that c0.3ha of lands immediately adjoining the northern boundary of the existing Lidl store in Fermoy be rezoned from the Open Space/Sports Recreation/Amenity land use zoning designation (FY-O-03), as included within the Draft Plan, to the Existing Built-Up Area land use zoning designation; that specific text associated with Sub Sections 3.2.26, 3.2.30, and 3.2.32 of the Draft Fermoy Municipal District Local Area Plan relating to Fermoy Town Centre, Retail Development and the defined retail core of the town be amended to include a number of references to existing retail enterprises in Fermoy town including reference to support of the redevelopment of existing retail operations; that text identifying town centre or edge of centre sites as being the preferred location for retail warehousing be deleted; that an amended form of the FY-G0-04 General Objective would be included in the Plan which excludes the reference to Fermoy town centre as being the "...most appropriate location for the expansion of retail development...".</p>	<p>With regard to the lands on which a change of zoning is sought, from open space to existing built up area, see section 2 of this report.</p> <p>The preferred location for retail warehousing is town centre or edge of centre sites. The town centre is the primary and most appropriate location for the expansion of retail development. This is not considered to conflict with Retail Planning Guidelines or the County Development Plan and it is not considered appropriate to delete this statement from the draft plan. In particular it conforms with one of the 5 key policy objectives of the retail planning guidelines to promote town centre vitality through a sequential approach to development.</p> <p>The retail planning guidelines and the County Development plan set out policy regarding retail development. The inclusion of the additional text proposed is not considered appropriate.</p> <p>No change proposed.</p>

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Fermoy	DLAP-16-16-10824699	Martin Nelligan	This submission relates to a site to the north of the river in Fermoy and zoned R-03 in the Fermoy Town Development Plan 2009. The submission purports that the proposed redesignation of the site to open space is a misuse of town centre lands. Submission proposes that the site, is in a strategic location suitable for development and that development of the site would enhance the area and provide a balanced streetscape. Proposes that use of the area as a commercial hub may increase recreational use of the river. It states that it is possible to build so that the floor level is above highest known flood level. It makes reference to the use of waterways in urban areas in Europe and to this involving a mix of uses.	This submission relates to lands that are covered by the provisions of the Fermoy Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 of this report for further details.
Fermoy	DLAP16-16-11867978	McSweeney Dispensers 15 Limited, T/A Bermingham's Pharmacy	This submission relates to a c0.6ha site east of SuperValu on Courthouse Rd. in Fermoy. Submission requests that Cork County Council consider re-zoning their site at Courthouse Road in Fermoy due to the fact that they previously had planning permission to develop the site, granted in 2004, and that they wish to expand their business interests in the town.	The site is entirely within the FY-O-06 open space zoning, the specific development objective of which is 'agriculture'. Approx half of the site, the northern portion fronting on to Courthouse Rd, is within a zone A flood risk area. The site does not adjoin the existing town centre. There is sufficient, more suitable land, zoned elsewhere for business or town centre type land uses. No change proposed.
Fermoy	DLAP16-16-11809268	O'Flynn, Cllr. Frank	Submission requests that the Council identifies and zones a suitable site in Fermoy for a much needed hotel to meet the current needs of the area and to ensure the future economic development of Fermoy and the North Cork area.	The need for a hotel in Fermoy is acknowledged in the Draft Plan. No change proposed.
Fermoy	DLAP16-1612688431	Rice, Edmund	This submission relates to an area of land comprising approximately 9.76ha within the FY O-06 zoning in Fermoy Environs and adjoining an area designated as existing built up area. It states that there is a current planning permission on the adjoining land and that the adjoining public road will be widened, a new traffic management plan is to be put in place, and the land will be serviced under this planning permission. It	Chief Executive's Recommendation: Rezone part of FY-O-06 from Agriculture to Medium Density Residential Development. See proposed amendment FY 03.02.16 and see section 2 of this document.

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			seeks a high density zoning for the submission site.	
Fermoy	DLAP16-16-11871070	Rossmore Civils Ltd.	<p>Submission relates to a c1.4ha site at Corrin, c3.8km south of Fermoy town centre. The site is bounded by several roads including the M8. The site was previously subject of a planning application refusal (ref. 11/05943). The submission proposes that the subject site be zoned for 'Business' land use. It supports this proposal with reference to the effects of the recent history of land use at the site; the historic use of nearby lands to the east (c100m east) for industrial use; and the purported exceptional nature of the planning need by the interested party. The submitter, RCL, a heavy plant machinery based company, states that its current site at Little Island does not meet its needs. It briefly sets out its proposals for the site including proposed buildings (agri-sales showroom, plant maintenance / repairs building, plant yard), proposed roads and access (via R639), proposed waste water treatment and proposed storm water management.</p> <p>It concludes by stating that the site is brownfield and already out of character with the nature of a greenbelt, that the character of the area is already locally heavily industrialised, that the plant yard and plant hire depot cannot feasibly be located in an urban setting, the site has been in 'development limbo', and the interested party is prepared to swiftly commit resources to develop its proposal.</p>	<p>See section 2 of this document.</p> <p>No change proposed.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
Fermoy	DLAP16-16-10874494	Ryan, John Paul; Ryan, Ronan and O'Mahony, Lourdes	Submission proposes that the site of a disused caravan park in Fermoy, a c0.68ha site to the north of the river, be zoned for commercial use. It states that the site is suitable for industrial or commercial purposes. The land is depicted in the Draft Plan as being within the existing built up area and within a zone A flood risk area.	<p>The site is identified in the draft Plan as 'existing built up area'. The site is predominantly greenfield within the area designated as existing built up area and is within an area at risk of flooding (Zone A) and, in accordance with the provisions of the Guidelines, The Planning System and Flood Risk Management, development within areas at risk of flooding should be avoided. There are ample alternative lands available within Fermoy town, which are not at risk of flooding, which can accommodate employment or town centre uses.</p> <p>No change proposed.</p>
Fermoy	DLAP16-16-12687120	Shipton Group	<p>(NOTE - alternative, briefer summary included on page 11 of submission)</p> <p>Submission seeks an increase in population targets for Fermoy stating that the vision for the town will require population targets of 19,000 or 20,000 to be achieved. Submits that the Council needs to look forward beyond 2020 and plan for a larger town which reflects its strategic location in terms of ease of access to Cork City and key national routes. It submits that in the context of expenditure on flood relief a lower target would seem inefficient. It requests that the Council consider Fermoy, and in particular land to the south of Fermoy, as an alternative to a number of the strategic land reserve areas identified in Metropolitan Cork. Reference is made to FY-T-04 (objective in draft plan is for car parking and other flood compatible uses ancillary to the development of FY-T-02/03 with the possibility of consideration of other forms of development in the longer term) which it is submitted is a most inefficient use of town centre lands. It details an integrated framework that has been prepared for the 3 areas which it states addresses all the issues raised in the draft LAP and in particular</p>	<p>The Core Strategy of Cork County Development Plan 2014 sets out strategic aims of all of the towns including the ring town of Fermoy, as well as figures for 'Population Target for 2022' and 'Total New Households 2011-2022' for each of the towns. The Local Area Plan must be compatible with the policies and objectives of the County Development Plan and it is not within the scope of the Local Area Plan to significantly revise the Core Strategy targets.</p> <p>This submission primarily relates to lands that are covered by the provisions of the Fermoy Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.</p> <p>No change proposed</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>addresses urban design, road layouts, pedestrian connectivity, public space provision, building heights, etc. It envisages that the framework plan will lead to the most efficient use of FY-R-02/03/04 that will enrich the town and it suggests that the LAP is amended to combine FY-T-02, 03 and 04 into one area (FY-T-02). The submission raises concerns in relation to B-01, B-02, B-03 and B-04 and the sequential status of these in particular in relation to retail related and office uses that it feels may be best located within or close to FY-T-02/03/04 - states that all should be subject to sequential test.</p> <p>It suggests that the FY-O-03 zoning south of the flood protection berm should be identified and it suggests that it is an area that could take many of the uses mentioned in relation to FY-B-01/02/03/04.</p>	
Fermoy	DLAP16-16-11225454	Teagasc	<p>Submission relates to the Teagasc Moorepark Campus located in the Fermoy greenbelt to the north east of the town, between Fermoy and Kilworth. Submission comprises a Master Plan for the Teagasc Moorepark Campus Development Plan 2015 to 2030 which it states will form part of a co-ordinated strategy for the campus closely tied in with project research activities on site. It states that as part of the Master Plan it is proposed to establish an entrance directly on to the M8 Junction 14 Northern Roundabout.</p>	<p>The Teagasc Moorepark Campus is a well established research facility centre. As an existing facility in greenbelt its use is supported by existing greenbelt policies.</p> <p>No change proposed.</p>
MITCHELSTOWN				
Mitchelstown	DLAP16-12690235	Charleville Home Care Ltd.	<p>This submission relates to a c5ha site to the south of Mitchelstown, 1.9ha of which is zoned R-12 in the 2011 Local Area Plan (with an objective for nursing home and ancillary assisted living housing) and the remainder of which is outside the development boundary in the greenbelt.</p> <p>The entire site is outside of, and does not adjoin, the development boundary of Mitchelstown in the Draft Local Area Plan.</p>	<p>See section 2 of this report.</p> <p>Chief Executive's Recommendation: Include submission site within Mitchelstown Development Boundary – see proposed change ref. FY 03.03.13</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			The submission requests that the entire 5ha be included as R-12 stating that an application was made for a nursing home and withdrawn and that there is now more opportunity for a similar application.	
Mitchelstown	DLAP16-16-11874566	Dairygold	<p>Submission relates to the former Galtee factory, comprising c8.335ha, on the northern end of the town centre of Mitchelstown - part of which is designated as Existing Built Up Area and part of which is zoned T-02 in the draft plan.</p> <p>Submission seeks the rezoning of this land from the proposed Existing Built Up Area/Town Centre to Industrial Use. It states that in view of the nature and extent of the Dairygold operation to the west, and to the existing buffers to the north and south, their separation distance from sensitive receptors, as well as the historic use of these brownfield lands in one ownership, their suitability for an industrial use is Dairygold's preferred option going forwards.</p>	<p>See section 2 of this report.</p> <p>Chief Executive's Recommendation: Amend the plan to remove the submission site from T-02 and zone for industry – see proposed amendment FY 03.03.14.</p>
Mitchelstown	DLAP16-16-11691502	Lidl Ireland GmbH	<p>This submission seeks the rezoning as Existing Built Up Area of c0.27ha of lands fronting on to the Fermoy Road currently subject to the Residential land use zoning (MH-R-07). There is an expired permission for residential development on MH-R-07. The submission argues that the 0.27ha portion of this offers limited development potential for new residential development and that an existing built up area designation will offer a more flexible approach to development which will not compromise the delivery of development of the remainder of MH-R-07.</p> <p>The submission also seeks the inclusion of supporting text in relation to expansion or redevelopment of existing retail development operations; seeks the amendment of text to include a deletion of reference to a retail impact assessment in relation to</p>	<p>See section 2 of this document regarding the proposal to redesignate part of MH R-07 as existing built up area.</p> <p>In relation to existing retail enterprises within the town generally, applications for their redevelopment will be considered on their merits within development management and this is not precluded by the text of the draft plan. It is not considered necessary to include additional supporting text.</p> <p>It is considered that any new substantial convenience retail floor space at the MH-T-02 site must be subject to a retail impact assessment as development at this site could potentially impact on the vitality and viability of the existing town centre.</p> <p>The town centre is the primary and most appropriate location for the</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			substantial new convenience retail at the MH-T-02 site; and seeks also an amendment to GO-03 to support expansion of redevelopment of existing retail operations where such will not detract from the vitality and viability of the town centre.	<p>expansion of retail development. This is not considered to conflict with Retail Planning Guidelines or the County Development Plan and it is not considered appropriate to delete this statement from the draft plan. In particular it conforms with one of the 5 key policy objectives of the retail planning guidelines to promote town centre vitality through a sequential approach to development.</p> <p>The retail planning guidelines and the County Development plan set out policy regarding retail development. The inclusion of the additional text proposed is not considered appropriate.</p> <p>Proposed change – amend R-07 to exclude 0.27ha to the north of R-07 and identify the 0.27ha as existing built up area. Proposed change ref. FY 03.03.09</p>
Mitchelstown	DLAP16-16-11174165	Mulcahy, Patrick and John	This submission appears to propose that the northern portion (c5.61ha) of the land zoned MH-O-02 in the Draft Plan is redesignated from Agriculture to Residential zoning. It states that this is in order to re-balance the residential development of Mitchelstown around the town's retail and commercial centre. The submitter perceives that the centre of the residential community is developed further away from the retail & commercial activities of the historic and established town centre and concern is raised regarding the implications of this. Additionally, the submission seeks to include an additional area (c24ha - check!) of industrial zoning to the north east of the town, east of and adjoining MH-I-04 and MH-B-02 and outside of and adjoining the development boundary of the Draft Plan. It states that this will lead to a safer and more sustainable access to the combined industrial sites in this area and offer additional development opportunities on the N73 corridor for an appropriate	<p>See section 2 of this report.</p> <p>No change proposed.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			development in the area of Logistics, Transport Services and Engineering.	
Mitchelstown	DLAP16-16-11467129	O'Brien, John and Margaret	This submission relates to c12.133ha of land in the Mitchelstown greenbelt, outside of and adjoining the development boundary of Mitchelstown to the south east. It states that the site is elevated and it outlines available infrastructure. It requests that the lands be zoned for medium density residential development.	See section 2 of this report. No change proposed.
Mitchelstown	DLAP16-16-12687244	O'Brien, Maurice, Gerard, and Mairead	This submission relates to c36.9ha of lands, c3.4ha of which is within the I-04 zoning in Mitchelstown and the remaining 33.5ha of which is outside the development boundary of the town adjoining I-04 to its north and east. It requests that the lands be zoned for economic development stating that the lands may be serviced, are beside the built up area of the town, and directly beside an uncongested road link to the motorway. It details available infrastructural services, states that there is no physical development constraint including flood risk, states that land is adjacent to the Aldi Regional Distribution Centre and close to Mitchelstown Business Park and Coolnanave Industrial Park. It outlines a reference in the 2009 County Development Plan (now superceded) to stronger growth forecasted for Mitchelstown and the potential for further development of logistics and distribution operations in the town. The submission states that I-01, I-02, I-03 and B-01 are controlled or may only be accessed by Dairygold and are unlikely to be available to the general market. It also states that lands zoned I-04 and c16 acres of land within B-02 may not be available in the short to medium term reducing the amount of available zone lands for employment use by 185acres.	See section 2 of this report. No change proposed.
CHARLEVILLE				

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
Charleville	DLAP16-16-118725224	Charleville Chamber	<p>Submission has the stated aim of contributing to policy that will enhance and encourage economic and community development in Charleville Town and attract industry to the area. It raises a number of points under the themes of industry, transport, town centre and retail, environment and heritage and infrastructure including the following:</p> <p>that Charleville Chamber is promoting the use of industrial lands and seeks greater flexibility in eligibility and usage criteria of industrial lands within Council ownership; that Charleville Chamber promotes the available land within the IDA industrial estate; reference is made to the development of a greenway along the disused railway line between Charleville and Limerick for which some initial work has been done as part of the Charleville-Kilmallock REDZ project in 2015; concern is raised regarding the volumes and speed of traffic on the approach roads entering the town and specific measures are suggested to address this; the Council is requested to address the issue of public parking in the town and a number of alternative options are suggested; proposals for the use of the plaza in front of the public library are made along with more general public realm proposals; it seeks continued retail use of protected structures in the town as a key to their maintenance; it proposes that the Court house is used as Tourist Information office; it states that investment in the railway station, the water supply, waste water services is required and that access to the Metropolitan Area Network broadband needs to be more affordable.</p>	<p>Submission raises a number of important issues which are noted.</p> <p>The following policies of the County Development Plan 2014 are of particular relevance to the issue of retail use of protected structures: TCR 9-1 ‘.. promote the appropriate revitalisation of vacant and derelict properties ... for retail and other town centre activities.’, and HE 4-1 objective to ‘ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.’</p> <p>The general objectives for Charleville (CV-GO-01-CV-GO-09) support many of the issues raised in the submission. Some of the issues raised in the submission are outside the remit of the Local Area Plan.</p> <p>No change proposed.</p>
Charleville	DLAP16-16-11715745	Doyle, Cllr. Ian	<p>Submission requests that Charleville Town Centre Public Realm is improved in terms of trading and general urban operations through the implementation of traffic calming measures at the pedestrian</p>	<p>This submission raises a number of important issues which are noted. These are largely outside the remit of the Local Area Plan.</p> <p>No change proposed.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>crossing on the northern side of the town opposite Chinese Restaurant and at southern end opposite Aldi. It requests that the Footpath Repair programme in Main Street is continued with consideration for wheelchair users and elderly and that the usage of the Town Plaza is improved by providing Tulip type cover for public events.</p> <p>It requests that the possibility of Public Car park at Northern end of Town adjacent to Catholic Church on previous Tesco site is considered.</p> <p>It requests the investigation of the possibility of alternative exit of N20 at Ballysally Cross via new Medical centre road, then gaining access to Bakers Road and industrial site on Railway Road.</p> <p>It requests the provision of a water supply sufficient for new industrial development.</p> <p>It states that access to the Metropolitan Area Network broadband needs to be more affordable.</p>	
Charleville	DLAP16-16-12690056	Grogan F. Property Holdings	<p>This submission relates to the zoning objective for land zoned CV-B-05 in the Draft Local Area Plan which has the following objective: <i>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. TIA and RSA required.</i></p> <p>The submission requests that the objective wording be amended and suggests specific wording which will omit the exclusion of industrial uses, warehousing and distribution; will include reference to the adjacent Primary Health Care Centre; will restrict the use of the site to a neighbourhood centre coupled with medical and care business uses; and will state that a</p>	<p>See section 2 of this document.</p> <p>No change proposed.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			nursing home is planned adjacent to the site.	
Charleville	DLAP16-16-11688300	Lidl Ireland GmbH	Submission relates to specific lands in Charleville and policies in the plan relating to town centre and retail development. It requests that the CV B-01 business zoning objective is deleted from the draft plan and that the land is designated part of the existing built up area. It feels that the business zoning perpetuates the vacancy of the site and that it places an artificial impediment on the redevelopment of the existing Lidl store site on the Charleville Rd. It also seeks the inclusion of supporting text in the plan in relation to expansion or redevelopment of existing retail development operations, and seeks text in relation to the appropriateness of developing large floorplate convenience retail outside of the town centre where no other suitable or viable sites can be identified within the town centre. The submission expresses a concern that objective CV-GO-03 may be interpreted as precluding any expansion to existing retail services which may be located outside of the town centre and a concern that it conflicts with the Retail Planning Guidelines. It also seems to submit that CV-GO-03 conflicts with objective ZU 2-5 (regarding non conforming uses) of the County Development Plan 2014.	<p>The draft plan aims to support and promote the town centres as the most appropriate locations for the expansion of retail development. This is consistent with the County Development Plan 2014 policy that '... the preferred location for retail development is within town centres and particularly 'primary areas'. The 'primary areas' of town centres will consist of core retail areas and appropriate contiguous opportunity sites'. This is also in line with government guidance contained in the Retail Planning Guidelines.</p> <p>It is not considered that CV-GO-03, an objective to support and promote Charleville town centre as the primary and most appropriate location for the expansion of retail development, conflicts with the Retail Planning Guidelines. Nor is it considered that it conflicts with ZU 2-5 of the County Development Plan which has an objective to generally permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses within the existing curtilage of the development subject to normal planning considerations.</p> <p>Any proposed expansion or redevelopment of existing retail development will be considered on its merits within the development management process. The text of the draft plan does not prejudice this.</p> <p>Regarding the B-01 site proposal see section 2 of this report.</p>

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
				Proposed change – redesignate B-01 in Charleville as 'existing built up area'. Proposed change ref. FY 03.04.04
Charleville	DLAP16-16-11486858	Moynihan, Michael, TD	Submission states that the town of Charleville has an aging population and that there are lands at Kippane, Charleville which it states would be an ideal location for a Nursing Home and should be given full consideration.	See section 2 of this report. No change proposed.
Charleville	DLAP16-16-11775461	Ryan, Michael	This submission seeks the zoning of additional land for residential use, including a nursing home/retirement housing, west of Charleville. Submission site is c5.7ha, c1.2ha of which is within the development boundary of Charleville, zoned CV O-07, and the remainder of which is outside of and adjoining the development boundary in the Charleville greenbelt. Submission sets out aspects of planning policy including parts of national policy in relation to new development in towns, County Development Plan policy in relation to population growth, and non residential uses that may be facilitated in residential areas. Submission outlines a rationale for the nursing/retirement home element of the proposal including reference to demographic trends in relation to elderly people. It also includes an analysis of the current planning status, and, in some cases suitability, of a number of zoned sites in the town to demonstrate a perceived lack of nursing/retirement home sites within the town.	See section 2 of this report. No change proposed.
KEY VILLAGES				
CASTLELYONS / BRIDEBRIDGE				
Castlelyons / Bridebridge	DLAP16-16-11884500	Verling, Garrett	This submission states that the Local Area Plan says that the Bride river flows through Castlelyons but that this should be corrected to the	It is noted that the Shanowenadrinna stream flows through Castlelyons. The river Bride forms the southern boundary

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			Shanowenadrimina river which is a tributary of the river Bride. The submission also states that the Shanoenadrimina river floods badly from the motorway interchange at Corrin to Bridebridge where it enters the Bride river.	of Bridebridge. Reference to flooding is also noted. The Draft Local Area Plan depicts an area of flood risk extending through the village as well as north north west of the village. Chief Executive's Recommendation: amend text of plan to reflect the fact that the Shanowenadrimina stream, and not the River Bride, flows through Castlelyons. Proposed change ref. FY 04.04.01
CONNA				
Conna	DLAP16-16-11571396	Glasscoe, Lynne	This submission seeks the zoning of a site in Conna, adjoining and outside of the development boundary, for medium density residential development. It states that recent development in Conna has been either high density or one off and infill housing and that zoning for medium density detached housing of 6 to 7 houses would offer an appealing alternative to the current mix of housing. It makes reference to endeavours to obtain planning permission on the submission site for 1 or 2 houses over a more than 10 year period.	See section 2 of this report. No change proposed.
RATHCORMACK				
Rathcormack	DLAP16-16-12686827	Fitzgerald, Denis	This submission relates to a 2.83ha site within the development boundary of Rathcormack to the west of the village core. It states that permission was previously granted for residential development (ref. 07/10431 for 27 units, now expired). The submission seeks to have the land zoned for residential development and briefly outlines its suitability for same.	The approach taken in the Local Area Plans is not to zone land in any of the villages specifically for housing. Applications for residential development within the development boundary of the village will be considered on their merits in the development management process. No change proposed.
Rathcormack	DLAP16-16-11874557	Howard, Donal and John	Submission relates to a c0.12ha site in Rathcormack, north west of and adjoining O-02. It requests that the flood risk is removed from the subject site. It states that a consultants report was previously	The flood risk area in the Draft Plan reflects the most recent outputs of the OPW's CFRAMs project as per Government Guidance – The Planning Guidelines and Flood Risk Management.

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			forwarded to the Council and that contact was made with the OPW as the submitter states that the mapping of the area is incorrect.	<p>The Council has not been made aware by the OPW of any changes to the area depicted as being at risk of flooding in Rathcormack.</p> <p>Identification of an area as being at risk of flooding does not preclude a planning application, accompanied by a flood risk assessment, being submitted.</p> <p>No change proposed.</p>
Rathcormack	DLAP16-16-11758627	Rathcormack Community Council	This submission highlights a mapping error on the Rathcormack map where the community facility zonings have incorrect labels. It also states that landscape is 'to be higher rather than medium'. It requests that low density developments are emphasised.	<p>The mapping error which has incorrect labelling on the community zonings is noted.</p> <p>There is potential for low density development to be accommodated in the village.</p> <p>Chief Executive's Recommendation: correct map labelling. Proposed change ref. FY 04.12.01</p>
Rathcormack	DLAP16-16-11852884	UCC Centre for Planning Education and Research	Submission relates to a Rathcormack Planning Study which the postgraduate planning students from UCC's Centre for Planning Education and Research (CPER) are commencing and which it is anticipated will be progressed in partnership with the Rathcormack Community Council. It states that some preliminary analysis was undertaken and sets out a number of issues in the context of the Draft LAP's provisions for Rathcormack as follows: states that local employment is more diverse than that suggested in the Draft Plan; states that one of the key challenges facing Rathcormack will be to resolve the physical and functional disconnect between the established historical village core and the emerging commercial and residential neighborhood in the southern part of the village; states that provision of an attractive and high quality living environment will be a major challenge for Rathcormack.	<p>The points raised in this submission are noted.</p> <p>The Council may provide assistance to UCC in its undertaking of a Rathcormack Planning Study if required and it awaits the outcome of the study with interest.</p> <p>2011 Census POWSCAR data also suggests a greater diversity of employment in Rathcormack than suggested in Draft Plan.</p> <p>Chief Executive's Recommendation: amend the text of the plan to better describe the diversity of employment in the village. FY 04.12.03</p>

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WATERGRASSHILL				
Watergrasshill	DLAP16-16-11846895	Cronin, Dan and Veronica	This submission proposes that lands currently zoned B-01 at Watergrasshill are rezoned for residential development. It also proposes an extension of the development boundary to include lands to the east of the M8 motorway, and to zone these lands for business development.	See section 2 of this report. No change proposed.
Watergrasshill	DLAP16-16-11258033	Cronin, Dan	This submission proposes that a 7 acre site outside of the development boundary of Watergrasshill and to the east of and adjoining the M8 motorway is designated for a local services area and the submission states that there is a need for a services area for fuel and car wash facilities.	See section 2 of this report. No change proposed.
Watergrasshill	DLAP16-16-11846430	Kelleher, Richard	This submission proposes that the development boundary of Watergrasshill is extended to include an additional 32.9ha of land, currently in the Metropolitan Greenbelt and outside of and adjoining the development boundary to the south west of the village. It proposes that c16ha of this is zoned for business / industrial use. The submission makes reference to objective EE4-4 of the County Development Plan to promote the development of industry in appropriate locations. It also makes reference to the draft plan's vision for the key village and the draft plan's failure to recognise the submitter's business - Riverview Eggs. The stated purpose of the submission is to demonstrate a well established industrial use in the area and to ensure the plan protects and supports future growth of this and other uses. The land is part of an overall 38.4ha landholding, the remainder of which is proposed as part of a development boundary extension to the village.	See section 2 of this report. No change proposed.
Watergrasshill	Insert the following	Vincentia developments	This submission seeks that a development boundary extension proposed to the south west of Watergrasshill in the Draft Plan, which includes approximately half	See section 2 of this report. No change proposed.

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			of the land subject of this submission, be extended further to include the remainder of the submission site, stating that overall field area is 14 acres. It makes reference to the presence of high voltage electricity pylons and cables which cross the site. It quantifies the higher housing unit yield that could be achieved on a larger site.	
Watergrasshill	DLAP16-16-11212537	Vincentia developments	Additional information in relation to submission ref. DLAP16-16-11210398 (site layouts 2 and 3).	See submission ref. submission ref. DLAP16-16-11210398
Watergrasshill	DLAP16-16-11877465	Walsh, John and Maurice	This submission requests that a c10.4ha site outside the development boundary of Watergrasshill be zoned for light industrial, warehousing/service park development. It states that there is limited available industrial land in Glanmire and severe traffic congestion in Little Island. It submits that lands at Meenane are unsuitable for a stand alone or large scale industrial development.	See section 2 of this report. No change proposed.
VILLAGES AND VILLAGE NUCLEI				
AGHERN				
Aghern	DLAP16-16-11568851	Lee, Patrick	This submission seems to request that a site (c1.7ha) is included within the development boundary of Aghern. It is suggested that zoning this land could provide a better access onto the R628. It also states that zoning of lands within the curtilage of Brideweir House, an NIAH structure, is at odds with the Council's policy of protecting structures. It states that the land previously had permission (outline) under ref. 05/7485.	It is an objective to encourage the development of up to 5 houses within the development boundary of Aghern up to 2022. There is already ample land within the development boundary to facilitate this. The inclusion of NIAH structures or protected structures and their curtilages within the development boundaries of settlements occurs throughout the county and it is not considered to conflict with the objective of the County Development Plan to seek and ensure the protection of such structures and curtilages (see objectives HE4-1 and HE4-2 of the County Development Plan 2014). No change proposed.
Aghern	DLAP16-16-12120426	Lee, Patrick	This is a copy of submission ref. DLAP16-16-11568851. See summary of that submission.	See submission ref. DLAP16-16-11568851.

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
BALLYHEA				
Ballyhea	DLAP16-16-11875701	Ballyhea Community Council	Submission requests that serious consideration be given to the following issues: Extension to the existing graveyard which it is felt will be at maximum capacity in the next 5 – 10 years ; Absence of social and community services within the village boundaries in the context of c45 houses within the designated village area; Requirement for playground area to be completed adjacent to the most recent development of houses in Beechwood Grove which, it is stated, was in the original plans for this area but has not been implemented.	There is sufficient land within the development boundary of the village to facilitate an expansion of the graveyard. The need for social and community services, including a playground, within the village is noted. The overall scale of new development envisaged for Ballyhea is 30 units. It is intended that future residential growth will be organic in nature based on small scale developments. No change proposed.
Ballyhea	DLAP16-16-12690404	McNamara-Sihra, Margaret, P.	This submission relates to the U-01 depicted on the zoning map for Ballyhea. Submitter states that she is the owner of the land opposite the school / Beechwood Estate and objects to the road proposal on her property.	The U-01 relates to an Iarnrod Eireann proposal to construct a new road realignment to facilitate an overbridge to replace the existing level crossing. It was also in the 2011 Local Area Plan. The Council has contacted Iarnrod Eireann who have suggested that the objective is retained. It would seem prudent to retain the objective in the event that Iarnrod Eireann wishes to revisit the proposal in the future. No change proposed.
Ballyhea	DLAP16-16-12690648	O'Brien, James. P.P.	This submission relates to the U-01 proposal for a new road realignment in Ballyhea. It states that the U-01 has been included in the draft plan without recent consultation with interested parties and contrary to the wishes of residents and landowners in the immediate vicinity of the proposed development. It states that account does not appear to have been taken of 4 existing public overcrossings of the railway. It suggests that it would be a more efficient use of resources to upgrade two or more existing overcrossings by providing better signage and access to them. Reference is also made to the existence of a private undercrossing.	The U-01 relates to an Iarnrod Eireann proposal to construct a new road realignment to facilitate an overbridge to replace the existing level crossing. It was also in the 2011 Local Area Plan. The Council has contacted Iarnrod Eireann who have suggested that the objective is retained. It would seem prudent to retain the objective in the event that Iarnrod Eireann wishes to revisit the proposal in the future. The C-01 zoning objective is 'Use for school expansion'. This land adjoining the school is reserved in the event that the school would need to extend its facilities (including outdoor facilities) in the future.

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>Submission expresses a wish for further information regarding the C-01 zoning.</p> <p>Submission raises a concern regarding the lack of reference to the provision of any social amenities for housing at Ballycosgry.</p> <p>Reference is made to failure of the Council to maintain boundary walls.</p>	<p>The Draft Plan reiterates a strategic aim of the County Development Plan 2014 'to encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of interurban public transport.' This applies equally to Ballyhea.</p> <p>The Council's maintenance of boundary walls is an issue that is outside the remit of the Local Area Plan process.</p> <p>No change proposed.</p>
Ballyhea	DLAP16-16-11807816	O'Regan, Noel	Submission relates to Ballyhea. It states that the council graveyard located adjacent to St. Mary's church is running out of space and that Cork County Council should plan to extend the graveyard before it reaches capacity.	<p>There is sufficient land within the development boundary of the village to facilitate an expansion of the graveyard.</p> <p>No change proposed.</p>
Ballyhea	DLAP16-16-11861403	Ryan, William	This submission relates to a U-O1 objective for the provision of a new road depicted on the zoning map for Ballyhea in the draft plan. The submitter objects to the proposal and states that he has not been consulted in relation to this. States that the proposal represents a serious devaluation of his property and an impediment to future agricultural use and is superfluous as there are already two overpasses of the railway to the north and south of the level crossing at Ballycosgry. It states that enhancement to the road accesses to these overcrossings and improvements to the roads leading to them would be a more efficient use of public funds.	<p>The U-01 relates to an Iarnrod Eireann proposal to construct a new road realignment to facilitate an overbridge to replace the existing level crossing. It was also in the 2011 Local Area Plan. The Council has contacted Iarnrod Eireann who have suggested that the objective is retained. It would seem prudent to retain the objective in the event that Iarnrod Eireann wishes to revisit the proposal in the future.</p> <p>No change proposed.</p>
COOLAGOWN				

Settlement	Reference	Interested Party	Summary of Submission	Chief Executive's Opinion
Coolagown	DLAP16-16-12690839	Draper, J.	This submission relates to a c1.25ha site outside of and adjoining the development boundary of Coolagown to the east of the settlement. It seeks to have the land zoned for residential development.	Coolagown is a village which does not have any public waste water treatment services, although it does have a public drinking water supply. The current Local Area Plan provides for the provision of up to 5 additional dwellings within the development boundary of the village on the basis of individual waste water treatment systems. This scale of growth is considered appropriate. There is ample land within the development boundary to accommodate this. It is not proposed to formally zone land in villages for residential development. No change proposed.
NEWTOWNSHANDRUM				
Newtownshandrum	DLAP16-16-11794013	Newtownshandrum community Council and Doyle, Cllr. Ian	Submission lists the following points: That work would continue to improve the capacity for water supply in Newtownshandrum village for future development. The water mains are in poor condition and work that has been done by Irish water needs to be continued as a matter of urgency. That the central streetscape of the village requires improvement by resurfacing and creating parking bays in the centre of the village, opposite the pub and chipper. That a continuation to footpath repair programmes already started in the village, opposite the community hall to the GAA complex is required. That access to broadband and mobile phone services is a major concern to both domestic and industrial development.	Submission raises a number of important points which are noted. These are largely outside the remit of the Local Area Plan process. No change proposed.

Appendix B

Chief Executive's Recommended Amendments to the Draft Fermoy Municipal District Local Area Plan

This appendix sets out the Chief Executive's recommendations for the material changes to the Draft Fermoy Municipal District Local Area Plan (consultation draft, November 2016). These changes have come about following consideration of the submissions and observations received from members of the public and statutory bodies and also from internal deliberations on specific issues.

The preparation of this appendix is an important part of the process that the Council has followed in order to meet the requirements for the preparation of the new local area plans as set out in section 20 of the Planning and Development Acts. These recommendations will become part of the formal amendment proposals to be issued for public consultation unless the Elected Members of the County Council pass a resolution to the contrary within the time allowed under the Acts. Once public consultation is completed on all the proposed amendments, the final decision on whether or not they should be included in the plan will be made by a resolution of the Elected Members of the Council. Resolutions in relation to all these matters need to be made at least 50% of the elected members of the Planning Authority. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development, and any relevant Government policies or objectives for.

In addition to the material changes detailed in this document, a number of non material changes relating to the procedural and factual content (including factual matters, links and references to objectives in the County Development Plan 2014, the inclusion of mapped information already shown in the County development Plan 2014 and further information concerning the environmental effects of the plan) will be included in the plan before it is finalised.

This appendix should be read in conjunction with the public consultation draft of the plan as published in November 2016.

List of Draft Proposed Changes

Ref.	Draft Change Title	Page No.																																								
	Section One: Introduction																																									
<p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">Table 1.1: Municipal Districts in County Cork</th> </tr> <tr> <th style="width: 5%;">Municipal District</th> <th style="width: 25%;">Population 2011</th> <th style="width: 55%;">Main Towns</th> <th style="width: 15%;">No of villages</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ballincollig-Carrigaline</td> <td>Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy</td> <td>5</td> </tr> <tr> <td>2</td> <td>Bandon-Kinsale</td> <td>Bandon, Kinsale (Kinsale Town Development Plan, 2009)</td> <td>34</td> </tr> <tr> <td>3</td> <td>Blarney-Macroon</td> <td>Blarney, Macroon (Macroon Town Development Plan, 2009)</td> <td>54</td> </tr> <tr> <td>4</td> <td>Cobh</td> <td>Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)</td> <td>24</td> </tr> <tr> <td>5</td> <td>East Cork</td> <td>Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)</td> <td>30</td> </tr> <tr> <td>6</td> <td>Fermoy</td> <td>Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown</td> <td>29</td> </tr> <tr> <td>7</td> <td>Kanturk-Mallow</td> <td>Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket</td> <td>46</td> </tr> <tr> <td>8</td> <td>West Cork</td> <td>Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)</td> <td>67 & 7 Inhabited Islands</td> </tr> </tbody> </table> <p>Note: This change affects the text of the Plan only.</p>			Table 1.1: Municipal Districts in County Cork				Municipal District	Population 2011	Main Towns	No of villages	1	Ballincollig-Carrigaline	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5	2	Bandon-Kinsale	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34	3	Blarney-Macroon	Blarney, Macroon (Macroon Town Development Plan, 2009)	54	4	Cobh	Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24	5	East Cork	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30	6	Fermoy	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29	7	Kanturk-Mallow	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46	8	West Cork	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands
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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 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>	14																																								

Ref.	Draft Change Title	Page No.
	<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 the text of the Plan only.</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 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>	18
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 focussed 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
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,</p>	20

Ref.	Draft Change Title	Page No.
	<p>intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no to adverse 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</p> <p>In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & 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> <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</p>	14

Ref.	Draft Change Title	Page No.
	<p>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 employment delivery targets • The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates • The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state • Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors • Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork <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 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 	

Ref.	Draft Change Title	Page No.
	<p>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> <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 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>	
	Section Two: Local Area Strategy	
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
FY 02.04.01	<p>Amend text of section 2 by inserting new paragraph after 2.4.9 as follows:</p> <p>Table 2.3 provides information in relation to the physical 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>	29
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

Ref.	Draft Change Title	Page No.
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
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 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>	32
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
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
FY 02.06.03	<p>Local Area Plan Objective LAS-01</p> <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>	34

Ref.	Draft Change Title	Page No.
	<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 1 of 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. All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014. h) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate. i) 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><i>Note: This change affects the text of the Plan only.</i></p>	

FY 02.06.04: Replace table 2.2 of the draft plan (on page 28) with a new table 2.2 below:

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

Ref.	Draft Change Title						Page No.
Mitchelstown	3,677	5346	905	1,040	58	74.79 79.79**	1,293
Main Towns	13,812	17,860	2,478	2,782	149	237.95 243.85	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 District	42,226	46,904,	4,381	4,874	149	237.95 243.85	5,021
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>* 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> <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>							
Note: This change affects the text of the Plan only.							
FY 02.06.03	Insert additional text heading and paragraph after para 2.2.3 in section 2; Para 2.2.4: The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans. Text change only						25

	Section Three: Main Towns							
FY 03.01.01 Replace table 3.1 of the draft plan (page 36) with a new table 3.1 as follows:								
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 79.79	1,293	
Total	13,812	17,860	2,478	2,782	149	237.95 243.85	4,018	
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								
*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.								
**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).								
Note: This change affects the text of the Plan only.								
	Fermoy							
FY 03.02.01	<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 B1 of this report.</p> <p>This affects both the text and the map of the plan.</p>						38-54	
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</p>						40	

	<p>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>	
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
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 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>	47
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
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 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</p>	48

	<p>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 land within the established built up area 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. This change has been included within proposed change FY 03.02.01</i></p>	48
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 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. This change has been included within proposed change FY 03.02.01</i></p>	49
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</p>	49

	<p>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>	
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. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have a significant negative impact on the SAC.</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
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
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
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
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
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
FY 03.02.16	<p>Amend the text and map for Fermoy Environs to include a new Residential Zoning FY-R-11 Medium B Density Residential</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>	51
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
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</i></p>	49

	<i>within proposed change FY 03.02.01</i>	
	Mitchelstown	
FY 03.03.01	<p>Amend Mitchelstown text to include additional text at the end of paragraph after 3.3.49 (waste water Services page 63) 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
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. CO19-02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid to 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, will be sensitive to the demesne and will protect all the demesne features and landscape.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	64
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

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
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
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
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
FY 03.03.08	<p>Amend the Mitchelstown text by deleting specific objective MH U-02 from text in Mitchelstown as follows:</p> <p>MH U-02 Develop and maintain pedestrian walk.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	67
FY 03.03.09	<p>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'.</p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>	66 & 69
FY 03.03.10	<p>In the Table of Specific Development Objectives for Mitchelstown replace 'MH U-04' objective no. with 'MH U-05' as follows:</p> <p>MH U-05 Relief Road.</p>	67

	Note: This change affects the text of the Plan only.	
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. Note: This change affects the map of the Plan only.	69
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. Note: This change affects the map of the Plan only.	69
FY 03.03.13	Amend the development boundary of Mitchelstown to include additional land (c5ha), MH -R-12, 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 shall be low density and single storey only. Note: This change affects the text and map of the Plan.	66 & 69
FY 03.03.14	Amend the Mithcelstown zoning map to rezone an area of land (c8.335ha) within the T-02 zoning for Industry. Amend the text to include additional specific objectives as follows: MH-I-05: Industry. Traffic Impact Assessment and Road Safety Audit required. Note: This change affects the text and map of the Plan.	67 & 69
FY 03.03.15	Amend Mitchelstown text to include an additional general objective as follows: GO-10 - Support the expansion of primary and post primary education facilities in the town. Note: This change affects the text of the Plan only.	66
	Charleville	
FY 03.04.01	Amend sub heading of paragraph 3.4.54 and insert additional sub heading and paragraph after paragraph 3.4.54 as follows: Built Heritage and Protected Structures Architecture 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. 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. Archaeology 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,	77

	<p>features and earthworks; and structures) remain. The streetscape today is lined with mainly 18th/19th 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 (CO002-059 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 both 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
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
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> <p><i>Note: This change affects the text of the plan only.</i></p>	80
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
FY 03.04.06	<p>Amend Charleville text to include an additional general objective as follows:</p>	78

	<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>	
	<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
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 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>	87
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
	<p>Ballyhooly</p>	
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 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</p>	88

	<p>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 the 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
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
	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
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
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
FY 04.04.04	Amend paragraph 4.4.28 as follows:	

	<p>There are large concentrations of Scheduled Monuments within the 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
	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> <p><i>Note: This change affects the text of the Plan only.</i></p>	100
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
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 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
FY 04.05.04	<p>Amend Castletownroche text to include additional Development Boundary Objective as follows:</p> <p>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</p>	102

	<p><i>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 04.05.05	<p>Include additional paragraph after paragraph 4.5.28 as follows:</p> <p>There is an interesting number of archaeological monuments in the 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>	101
	CONNA	
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
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
FY 04.06.03	<p>Amend Conna 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>	108
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 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
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</p>	106

	<p>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 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 support such tourism development.</p> <p><i>Note this change affects the text of the Plan only.</i></p>	
	DONERAILE	
FY 04.07.01	<p>Amend paragraph 4.7.13 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 180 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>	110
FY.04.07.02	<p>Include additional paragraph after paragraph 4.7.31 as follows:</p> <p>The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	111
FY 04.07.03	<p>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.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	114
FY.04.07.04	<p>Amend paragraph 4.7.24 to include additional text as follows:</p> <p>Doneraile Court and Demesne has potential as a focus for tourism 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>	111
	GLANWORTH	
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
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</p>	116

	<p>waste water infrastructure serving Glanworth will need be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
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 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>	117
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
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 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. 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>	116
	KILDORRERY	
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 be addressed to</p>	121

	<p>accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
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
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 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.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	123
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
	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
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 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>	125
	NEWTOWNSHANDRUM	
FY 04.11.01	<p>Amend paragraph 4.11.5 to include additional text 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> <p><i>Note: This change affects the text of the Plan only.</i></p>	129

FY 04.11.02	<p>Amend Newtownshandrum text to include additional paragraph after paragraph 4.11.13 as follows:</p> <p>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.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	130
	RATHCORMACK	
FY 04.12.01	<p>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.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	135
FY 04.12.02	<p>Amend Rathcormack text to insert new paragraph after paragraph 4.12.9 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated 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>	133
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
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> <p><i>Note: This change affects the text of the Plan only.</i></p>	132
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.</p> <p>Archaeology within the village includes the church, the mill and the fever</p>	133

	<p>hospital.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	<p>WATERGRASSHILL</p>	
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 be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136
FY 04.13.01	<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
	<p>VILLAGES</p>	
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
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
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, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p>	

	<i>Note: This change affects the text of the Plan only.</i>	
	BALLYHEA	
FY 05.02.05.01	Amend Ballyhea text to insert new paragraph after paragraph 5.2.19 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Ballyhea will need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	
FY 05.02.05.02	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. <i>Note: This change affects the text of the Plan only.</i>	148
	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 will need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	152
	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>	
	KILLAVULLEN	
FY 05.02.12.01	Amend Killavullen text to Include additional text after paragraph 5.2.26 as follows: 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. <i>Note: This change affects the text of the Plan only.</i>	162
FY	Amend Killavullen text to add text to paragraph 5.2.26 as follows:	162

05.02.12.02	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. <i>Note: This change affects the text of the Plan only.</i>	
FY 05.02.12.03	Amend Killavullen map to remove U-01 from Killavullen map. <i>Note: This change affects the map of the Plan only.</i>	163
FY 05.02.12.04	Amend Killavullen text to insert new paragraph after paragraph 5.2.26 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Killavullen will need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	
	SHANBALLYMORE	
FY 05.02.13.01	Amend Shanballymore text to insert new paragraph after paragraph 5.2.27 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore will need to be addressed to accommodate further growth. <i>Note: This change affects the text 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.	173

Appendix B1

Proposed Amendment ref. FY 03.02.01 Revised section 3.2 Fermoy Environs

3.2 Fermoy Environs

Vision

- 3.2.1 The vision for Fermoy over the lifetime of this plan is to increase the population in the town in line with targets established in the Cork County Development Plan 2014; optimise employment opportunities having regard to the location of the town adjacent to the M8; **manage development in order to support the strengthening and rejuvenation** of the retail function of the town; ensure all new development respects the significant built heritage of the town and its setting on the river Blackwater, and to deliver an enhanced environment and range of facilities to make the town a more attractive place to live.

Context

- 3.2.2 **This plan applies to the Environs surrounding the former Town Council administrative area of Fermoy. Policies and objectives relating to the former town council area are contained in the Fermoy Town Development Plan 2009 (as amended).** Fermoy, a market town which evolved at a historic bridging point over the River Blackwater, is a moderately sized town of 6,489 persons, located 37 Km north of Cork City. The M8 motorway defines the limits of the town to the east while the N72 national route traverses the town from east to west and provides good road links to counties Kerry and Waterford.
- 3.2.3 Over the last decade or so Fermoy has benefitted from new residential developments and the population has grown 35% since 2002. Despite strong residential growth, commercial/retail /employment related growth has not proceeded at a rate that may have been expected. Key challenges for the future include securing new employment and commercial development within the town as a platform for population growth and to increase the daytime working population of the town to support additional retail and service development in the town centre. Achieving a reduction in the proportion of commuting is also a challenge in this context. The town has excellent access to the national road network, particularly through its proximity to the M8, which coupled with a good range of schools, community facilities and amenities makes it both a convenient and attractive employment and residential location.
- 3.2.4 Development in the town will require additional investment in upgrading the water services infrastructure and pedestrian and cycle facilities to achieve good connectivity with the rest of the town and existing social and community services. Additional housing development will also need to be matched with the delivery of additional community facilities.
- 3.2.5 The River Blackwater which flows through the town fulfils a significant ecological function and its banks form an area of floodplain within the town. The River Blackwater is also the receiving water for the town's waste water. Balancing these functions is critical for the future.
- 3.2.6 The sloping valley sides contribute to the setting of the town and form part of an area designated as a high value landscape in the County Development Plan 2014. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the County Development 2014.

- 3.2.7 In this draft plan the outer extent of the development boundary of the town remains unchanged from that of the 2011 Local Area Plan and the former town council administrative area is now contained within it.

Planning Considerations and Proposals

Population and Housing

- 3.2.8 Cork County Development Plan 2014 provides for the town of Fermoy to grow to 7,589 persons representing growth of 1,100 people (17%) on Census 2011 figures (6,489). In order to accommodate this level of population growth, an additional 938 housing units will be required. The County Development Plan has identified a net housing land requirement of 47ha to cater for this level of housing provision.
- 3.2.9 This draft plan makes provision of 90.66ha of zoned residential land, **including land zoned in the Fermoy Town Development Plan 2009 (as amended)** with the capacity to provide 1,601 units, providing headroom of 70% in dwelling unit terms. New residential development can also be accommodated through development of infill sites within the town centre area or the existing built up area, subject to normal planning considerations and avoiding areas at risk of flooding. New residential uses on brownfield sites in the town centres are highly desirable in terms of supporting existing communities and maintaining the vitality of the town centre area. Such development can usually also benefit from proximity to existing services and community facilities.
- 3.2.10 The availability of headroom / surplus capacity within the town offers a choice of development options within the town. In addition, the availability of headroom allows the possibility of additional growth in the towns, in the event that servicing constraints delays development in the villages.
- 3.2.11 The plan makes provision for a range of houses types. There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town instead, where additional population can best support an enhanced level of services, provision has been made for low density, serviced site developments on peripheral sites north and east of the town centre.

Table 3.2 Fermoy Population, Households and Residential Land Area							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (this draft plan) (ha)	Estimated Housing Yield (this draft plan) (Units)
Fermoy	6,489	7,589	831	938	47	93.46*	1,601
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 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.							

Employment and Economic Activity

- 3.2.12 Fermoy functions as an important local service centre for its inhabitants and the wider Municipal District. In 2011 the daytime working population of Fermoy town was 2,324 with commerce and trade being the largest employment sector at 35%, followed by professional services at 24% and manufacturing at 18%.
- 3.2.13 The primary focus of its economic activity is retail and service sectors and a number of industries. Retail and service sector employment is largely based in the town centre – this includes three supermarket/discount stores as well as a varied selection of commercial enterprises including banking, car sales, clothing, niche convenience retail and a hotel. 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**. The Teagasc Dairy Products Research Centre is located at Moorepark over 2km north east of Fermoy.
- 3.2.14 In common with many other towns, a significant feature of the local economy in Fermoy is the extent to which people living in the town commute outside the area for work and travel to work by driving a car. Census 2011 identifies, in its Town Area Profiles, 2,360 residents of Fermoy as being at work, equivalent to 36% of the population, and more than half of them commute outside the area for work. At a wider DED level, including Fermoy town and its hinterland, census data shows that 53.9% of 2,563 employees residing in the area commute to a place of work outside of that area. This includes 11.4% of employees who work in Cork City. This data also shows that 66.3% of employees residing in the Fermoy area drive to work.
- 3.2.15 Similarly for the 2,657 employees travelling to a place of work in the DEDs containing Fermoy town (including home workers), the analysis shows that 64.2% of these employees are travelling from outside the study area and 75.5% of employees travel to a place of work in that DED by driving a car.
- 3.2.16 The Cork County Development Plan 2014 identifies, in the context of a countywide employment hierarchy, that the employment strategy for Fermoy should focus on local catchment employment. This would give more people the opportunity to work locally, rather than commute long distances to Metropolitan Cork for work. Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of Fermoy and to maintain the quality of life offer necessary for Fermoy to compete with other locations.
- 3.2.17 Fermoy's location on the M8 corridor means it is well positioned to attract employment investment and is well suited to distribution type uses. This plan makes provision of a strong supply of employment land, with good access to the M8, within the town, zoning approximately 61 hectares of land for employment uses. Land has been zoned for business use to the north of the town, while to the south of the town lands are available for industrial use. Land is also zoned to the east of the M8 to facilitate expansion of an existing enterprise. The expansion of distribution uses at appropriate locations is encouraged and is facilitated in particular within I-03, on the edge of the town. Lands have also been zoned to facilitate the expansion of the town centre.
- 3.2.18 Further investment in water services infrastructure is needed to facilitate development of some of the employment land, notably site 1-03 to the south of the town.
- 3.2.19 Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.

Tourism

- 3.2.20 The historic fabric and setting of the town combined with its location on the River Blackwater, an internationally renowned angling destination, offers significant tourism potential which should be promoted further as part of a wider North Cork tourism package.
- 3.2.21 The Grand Hotel is the only hotel in Fermoy and offers 12 bedrooms. The town would benefit substantially from the development of additional hotel / accommodation facilities. These should ideally be located within the town but outside the area at risk of flooding. Potential locations in the town environs includes part of the lands owned by the IDA on the old Dublin Road to the north of the town centre (B-01). Other potential sites may also be available including sites within the former town council area.

Town Centre and Retail Development

- 3.2.22 **Fermoy Town Centre is located in the former town council administrative area for which the current plan is the Fermoy Town Development Plan 2009. The town centre** has an important role to play as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers and residents. The existing town centre area is very compact and its character has been established by its historical layout and rich architectural heritage which remains largely unchanged as there has been little in the way of modern retail development in the core of the town to date. **As emphasised in Fermoy Town Development Plan 2009** it is important that the design of future development builds on its existing character and enhances its appearance and attractiveness.
- 3.2.23 The town has a good supply of retail floor space. Convenience shopping is catered for by Supervalu, Aldi, Lidl, Centra and Spar and there is a good range of comparison shops.
- ~~3.2.24 **This plan promotes careful management of development in the environs of the town in order to support the consolidation and strengthening of the existing town centre and reinforces the principal retail area in Fermoy south of the river. Where possible the Council will support creative approaches to the rehabilitation/ extension/merger of historic buildings within the town centre for retail and mixed-uses subject to applying best practice conservation methods and respecting the special character of the relevant Architectural Conservation Area. The retention of residential uses in the town centre is also desirable.**~~
- 3.2.25 Land has been identified in the **Fermoy Town Development Plan 2009**, south of the river and to the east of and adjoining the existing town centre, to facilitate expansion of the town centre over time. This land, ~~which has been zoned previously~~, includes a number of brownfield sites suitable for redevelopment. The land is within a Flood Zone A but benefits from the provision of a flood defence.
- ~~3.2.26 The Town Centre expansion area comprises two sites – FY T 02 and FY T 03. FY T 02 has frontage onto O’Rahilly Row (Courthouse Road) and is closest to the existing retail core and FY T 03 also has frontage onto O’Rahilly Row. It is considered that FY T 02 and FY T 03 provide ample land for expansion of the town centre within the lifetime of this plan and sequentially, represent the best opportunities for development – Site FY T04, adjoining and north of FY T 03, has been identified as having potential for car parking, or other flood compatible uses, ancillary to the development of FY T 02 and FY T 03. In the longer term consideration may be given to other forms of development on FY T 04 when FY T 02 and FY T 03 have been developed. FY T 02 and FY T 03 have also been identified as regeneration areas.~~
- ~~3.2.27 It is important that town centre development respects the architecture and setting of the existing town centre fabric and a high standard of design will be required for any new town centre development. Such development is to enhance the public realm through provision of active frontage to all public spaces and routes, creating attractive~~

~~vistas where possible, and other appropriate measures. Design is to include adequate permeability and linkages within developments and to the existing town centre.~~

- 3.2.28 Chapter 7 of the Cork County Development Plan 2014 sets out a number of important objectives in relation to Town Centre Development **which may serve as an information resource of relevance to any development in Fermoy town centre. which will be applicable to any future developments in Fermoy.**
- 3.2.29 Parts of the town centre are at risk of flooding. The approach to Flood Risk Management is set out in Section One of this document.
- 3.2.30 The Town Centre strategy in this Local Area Plan **supports the Fermoy Town Development Plan 2009 through its** aims to:
- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
 - Make Fermoy town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
 - Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
 - Seek to protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
 - Promote the heritage and tourism assets of the town.
 - Deliver a higher quality streetscape and town centre retail environment.

Core Retail Area

~~3.2.31— This Local Area Plan has rationalised the town centre zonings, identified the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. There may be secondary shopping areas outside of the prime area. The Core Retail area for Fermoy is identified on the map. It is located to the south of the river and extends along McCurtain St. and St. Patrick St. to O'Rahilly Row.~~

~~3.2.32— This plan supports the sequential development of the town centre by ensuring that the main focus for further retail development should be in Fermoy town centre. The extensive catchment of Fermoy requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.~~

Urban Design

~~3.2.33— The planned expansion of Fermoy Town Centre will require a new structure of streets and spaces to connect successfully with the existing streets. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Fermoy, but instead sets out guiding principles that the Council wish to see embodied in new development.~~

- 3.2.34 Urban structure and form is the layout and design of a place. Urban design is how this is achieved, creating places where people want to live. It involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product. An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development should be based on an informed and considered response to a site’s setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.
- 3.2.35 The key principles underpinning good urban design should focus on:
- Strengthening the urban fabric of the area
 - Reinforcing local identity and sense of place
 - Providing a coherent and permeable urban structure
 - Promoting an efficient use of land
 - Improving and enhancing the public realm
 - Conserving and respecting local heritage
 - Resolving conflict between pedestrians/cyclists and traffic.
- 3.2.36 The Urban Design Manual, which accompanies the Governments ‘Guidelines for Sustainable Residential Development in Urban Areas’ (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development within the town.
- 3.2.37 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area **in the Fermoy Town Development Plan 2009**. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

Public Realm

- 3.2.38 The Public Realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The Public Realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business and investment to an area.
- 3.2.39 Fermoy has an attractive historic townscape and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations. Like many other county towns, it has seen its town centre increasingly dominated by car parking and traffic congestion, creating a less than optimum environment for pedestrians.

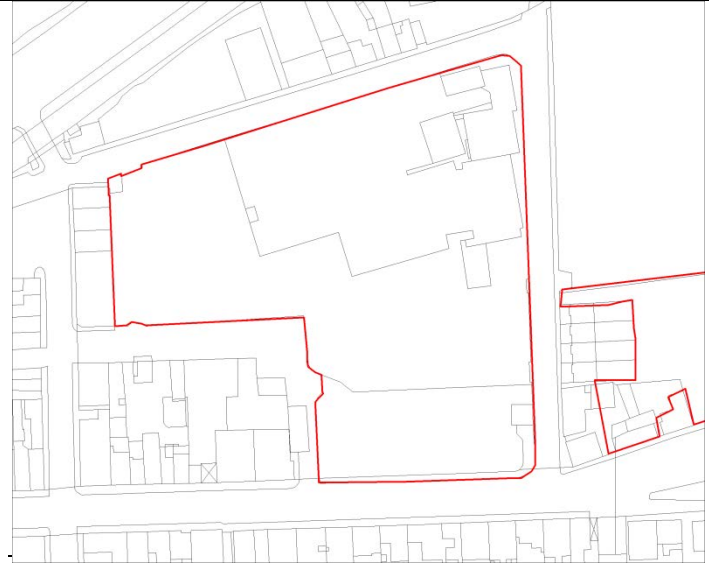

Existing Built Up Area

- ~~3.2.40 Within the existing built up area of the town is a greenfield site adjoining the town park, which was previously zoned in the Fermoy Town Development Plan 2009 for a hotel and residential development. In this Plan the site has been identified as ‘existing built up area’ as it is within the area at risk of flooding, while benefiting from flood defences. This site comprises the western half of the grounds of the former Fermoy House which was demolished in the 1960s. The ruins of a more modern fire damaged house are on~~

the site. A walled garden area occupies the northern half of the site. The development potential of this site is limited by its location within flood zone A. The site is defended by an earth embankment which provides protection from the 1/100 year flood event but the site remains at risk of flooding. In light of the flood risk, the largely undeveloped character of the site and the availability of alternative sites within the town which are not at risk of flooding, the site is not suitable for significant redevelopment. Subject to a detailed flood risk assessment consideration could be given to the provision of a replacement dwelling of similar scale. These lands would be ideal for public use as an expansion of the town park facility.

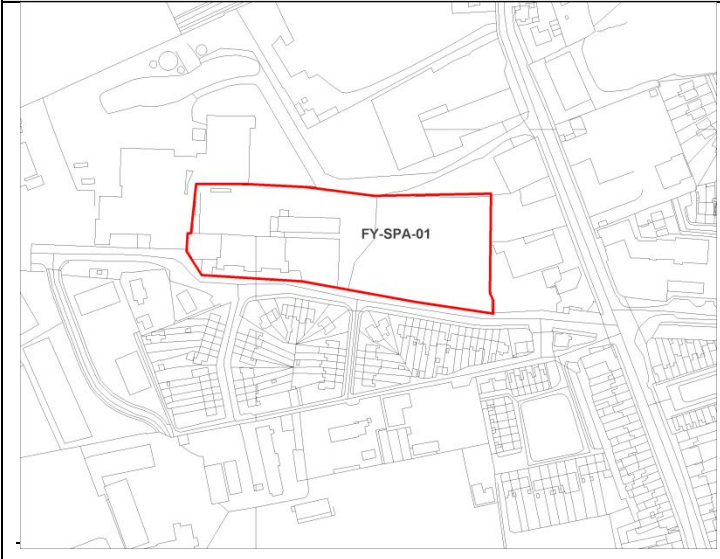
Regeneration Areas

3.2.41 Two regeneration areas are identified in Fermoy town – these are the former Mart site and nearby land fronting onto O’Rahilly Row/Courthouse Rd. both of which have town centre zonings to cater for sequential town centre expansion.

Table 3.3: Regeneration Areas in Fermoy	
Map of Regeneration Area	Number and Description
	<p>FY-RA-01</p> <p>Former mart site located close to the river in a flood-risk area. Adjoins existing town centre. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY-T-02 regarding objectives for this site.</p>
	<p>FY-RA-02</p> <p>Brownfield site located in flood-risk area, fronting onto courthouse road. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY-T-03 regarding objectives for this site.</p>

Opportunity Site

3.2.42—A site comprising the former Fermoy railway station and railway yard has been identified as an Opportunity Site within the existing built up area. The Railway Station building, railway goods shed and limestone boundary wall are protected structures and the site is within an Architectural Conservation Area. There is an existing funeral home business in the railway station building and the eastern portion of the site is currently grassed. The site has the potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on site. If combined with the Topaz Petrol Station and Fermoy Nissan site fronting the Dublin Road to the east, the site could be suitable for redevelopment for a hotel with frontage on to the Dublin Road.

Table 3.4: Special Policy Area in Fermoy	
Map of Opportunity Site	Number and Description
 <p>The map shows a street grid in Fermoy. A red rectangular outline highlights a specific area labeled 'FY-SPA-01'. This area is located in the upper-middle part of the map, adjacent to a railway line and several buildings.</p>	<p>FY-SPA-01</p> <p>Site, comprising former railway buildings, with potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on site.</p>

Education

3.2.43 There are five primary schools and three secondary schools in the town. A new 24 class primary school is currently under construction to the south of the town at Dun Eala, Duntahane for a 24 classroom primary school which will facilitate relocation of the existing Gaelscoil from its constrained town centre site.

3.2.44 In line with population growth, it will also be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level. The Department of Education has identified that implementation of the population growth target for Fermoy will give rise to a potential primary classroom requirement of 5 classes (which would require the delivery of an 8 class primary school on c1.14ha).

3.2.45 Provision has been made within the residential zoning R-04 to allow for the construction of a 16 class school on the site on the basis that the site is close to existing residential development and an area targeted for future residential development. Schools are also acceptable within land use categories such as residential / town centre areas. There is a large amount of land zoned for new housing in the town such as at R-03, R-06, R-08 and R-09.

Open Space, Sporting and Cultural Facilities

3.2.46 The existing population of the town is relatively well provided for in terms of sports facilities and recreational areas – particularly for formal recreation. The town has a good

supply of private sports and recreational facilities including Rugby, Soccer and GAA facilities, a golf club and a sports hall. An attractive town park contains a municipal swimming pool and a network of defined pathways including a riverside walk. A public library, a town hall and a private nursing home are located in the town. There is a community hospital located near the town.

- 3.2.47 A number of areas were designated for various open space functions in the previous two plans and these are being retained in this plan.
- 3.2.48 In addition to zoned land, there may be potential for other recreational activity associated with the River Blackwater, including the possibility of riverside walks. However, development of amenity walkways could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. Such walkways may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.

Other Services

- 3.2.49 Other services include hotel, courthouse, Garda station and fire station. Future population growth may require the expansion of some of these important services. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre.

Infrastructure

- 3.2.50 The M8 offers the potential to minimise volumes of heavy goods vehicles through the centre of Fermoy. At present however there remains a considerable level of HGV traffic in the town centre, reduction of which is necessary to improve the environment of the town. Additional measures to improve the urban environment have been recommended in a traffic study prepared in (2008) and in Walking and Cycling Strategies for Cork Active Travel Towns prepared for the Council in 2013.
- 3.2.51 Proposed measures include extension of speed limits in the town, implementation of traffic calming measures, provision of junction improvements, revision to parking supply and management regime, enhanced facilities for pedestrians and cyclists (to include the provision of cycle lanes, footpath provision/upgrade and pedestrian crossing) and improved facilities for delivery vehicles. It is required that new development in the town seeks to achieve enhanced, safe permeability and linkages for pedestrians and cyclists to the town centre and wider area.
- 3.2.52 Road widening and junction improvement works will be required to overcome road safety issues on some roads serving zoned lands.
- 3.2.53 Public transport consists of a bus service with approximate to an hourly frequency.

Water Supply

- 3.2.54 The public water supply system has adequate source capacity to cater 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.

Waste Water Services

- 3.2.55 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.
- 3.2.56 Topography is an issue for servicing certain sites and pumping will be required to overcome this issue. Furthermore, some residentially zoned lands are remote from existing water, sewer and surface water networks. There is a significant issue in relation to the collection of wastewater from proposed development in the northern parts and some locations in the southern parts of the town as the existing sewer network does not have the capacity to cater for the proposed development. This particularly affects Parcels FY-R-03, Parcel FY-R-09 and FY-R-08.
- 3.2.57 Fermoy Waste Water Collection Network and Treatment Plant Study is currently underway. Preliminary investigation contracts are underway. Drainage Area Plan for the schemes will be finalised Q2 2017.

Storm Water and Flooding

- 3.2.58 Flooding is a significant issue in Fermoy and parts of the town, following the path of the River Blackwater through the town, have been identified as being at risk of flooding. Flood defences comprising embankments, permanent walls, millrace gates and demountable flood barriers have been provided to protect the town centre area against a 100 year flood event. In line with Government Guidelines on Flood Risk Management defended areas are considered to remain at risk of flooding as the defences may fail and there is guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in Section One of this Plan.
- 3.2.59 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 .**

Broadband

- 3.2.60 The town has access to high speed broad band through the Metropolitan Area Network. A fibre duct route has been deployed along the main routes out of the town totalling approximately 8,740m. This configuration provides a resilient ring duct route between the fire station building, housing the main wireless mast, the Eircom exchange and the main business locations at the centre of the town.

Waste Management

- 3.2.61 There are three bring sites in Fermoy providing basic recycling facilities – one located at Beechfield and the others in the Town Council area. Growth in the town may require the development of a civic amenity site.

Environment and Heritage

3.2.62 Fermoy is located entirely within an area determined as being of very high landscape value in the County Development Plan 2014. This includes a large section of the Blackwater Valley. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the County Development 2014. Scenic route S3, National Primary Route between Moorepark and Mitchelstown represents the Northern approach to the town and has views of the surrounding hills, Blackwater River Valley and pastoral rural landscape. Other scenic routes are S4, (between Fermoy & Kilworth); scenic route S9 (Castlehyde to Fermoy Bridge); scenic route S7 (road between Bellvue Cross and Kilbarry over looking Blackwater Valley); and scenic route S8 (Road over Hollymount).

Built Heritage and Protected Structures

3.2.63 Fermoy is an attractive, historic town with an important military history which has influenced the design and layout of the town over the centuries. The town has a significant architectural heritage reflected in the designation of 210 buildings and other structures in the 2009 Town Development Plan Record of Protected Structures; a number of additional structures are included in the National Inventory of Architectural Heritage Building Survey. **There are no protected structures within the boundary of Fermoy Environs.**

Archaeology

3.2.64 ~~The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a 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.~~ **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.**

Natural Heritage

3.2.65 The town is located close to a number of important sites of environmental interest and importance. The River Blackwater which dissects the town is designated as a Special Area of Conservation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which affords it protection under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the legislative framework.

3.2.66 Recently, the Department of Arts, Heritage and the Gaeltacht has indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel

in the Allow tributaries of the Blackwater, which are included in the SAC. Publication of a revised Conservation Objective for the site, to give effect to this intention, is awaited.

3.2.67 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.

3.2.68 Future development within the town needs to avoid adverse effects on water quality and in this context there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving the town to accommodate such development.

General Objectives

The following general objectives apply to all development proposals for Fermoy Environs. Development proposed in these areas must also comply with County Development Plan 2014 objectives.

Local Area Plan Objective General Objective for Fermoy	
Objective No.	Objective
FY-GO-01	Plan for development to enable Fermoy to achieve its target population of 7,589 persons. Provide a balance between the provision of housing and employment uses in the town, to support Fermoy's development as an integrated live/ work destination.
FY-GO-02	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. All new development shall make adequate provision for storm water disposal.
FY-GO-03	The boundary of Fermoy Town environs overlaps with the River Blackwater Special Area of Conservation and is proximate to the Blackwater Callows Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
FY-GO-04	Support and promote Fermoy town centre as the primary and most appropriate location for the expansion of retail development.
FY-GO-05	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.
FY-GO-06	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
FY-GO-07	Support implementation of the Fermoy Traffic Management Study and the Fermoy

Local Area Plan Objective General Objective for Fermoy	
	Walking and Cycling Strategy set out for in Active Travel Towns.
FY-GO-08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
FY-GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
FY – GO -10	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan. 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.
FY-GO-11	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.
FY-GO-12	Support the expansion of primary and post primary education facilities in the town.

Specific Objectives

3.2.69 The site specific zoning objectives for Fermoy ~~town~~ environs are set out in the table below grouped according to land use type.

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
Residential		
FY-R-01	Medium B density residential development to include provision for a mix of serviced sites and self-build options.	3.73
FY-R-02	Medium A density residential development. Part of this site is an old quarry and that section of the site may be unsuitable for development.	1.73
FY-R-03	Medium A density residential development to include a tree buffer of 20m minimum along the eastern site boundary. Lands to include	24.99

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
	<p>provision of a nursing home.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p> <p>A buffer of 50 metres from the southern boundary of the site is to be provided due to the presence of a legacy landfill.</p> <p>Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.</p>	
FY-R-04	<p>Medium A density residential development and the option of provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary.</p> <p>A buffer of 50 metres from the northern boundary of the site is to be provided due to the presence of a legacy landfill.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p>	6.20
FY-R-05	Medium B density residential development.	2.57
FY-R-06	Medium A density residential development.	8.96
FY-R-07	Medium A density residential development.	1.91
FY-R-08	Medium A density residential development. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.16
FY-R-09	<p>Medium B density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p> <p>Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.</p>	22.78
FY-R-10	Medium B density residential development/serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31
FY-R-11	Medium B density residential development.	1.92
FY-R-11	Medium A density residential development.	1.24
FY-R-12	Medium A density residential development including the option to	6.8

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
	provide a hotel at the western side of the site with frontage onto Richmond Hill. Development shall be sited and designed to minimise impacts on visual amenity. Provision for pedestrian link between the lands to the east and the public road to be provided.	
FY-R-13	Medium B density single storey residential development respecting and complementing the adjacent private open spaces. Screening to be provided as required. Visual amenity considerations to be respected.	0.026
Business		
FY-B-01	This site is suitable for small to medium sized industrial uses, light industrial uses and, subject to a sequential test, non retail general offices. The provision of a hotel at the eastern end of the site with frontage onto the Dublin Road, would also be acceptable in principle.	19.86
FY-B-02	This site is suitable for light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.	3.52
FY-B-03	This site is suitable for wholesaling trade showrooms, retail showrooms and retail warehousing.	2.25
FY-B-04	Business use to accommodate light industry, wholesaling trade showrooms, incubator units.	1.48
Industry		
FY-I-01	To facilitate expansion of existing industrial use. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	5.50
FY-I-02	Industrial uses suitable for stand alone industry or light industrial and warehousing use.	5.20
FY-I-03	Industrial uses including warehousing and distribution. A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^	22.8
Town Centre		
FY-T-01	Existing Town Centre, the primary location for retail and other mixed uses that provide goods and services to the public. Preferred location for new retail development. *	
FY-T-02	To cater for the sequential expansion of the town centre. Development to comprise a balanced and appropriate mix of town centre uses. *Δ	3.4
FY-T-03	To facilitate expansion of existing town centre. Development to comprise a balanced and appropriate mix of town centre uses.	1.02

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
	* Δ	
FY-T-04	This site is suitable for car parking or other flood compatible uses. It may also have potential for open space / recreation uses. In the longer term consideration may be given to other forms of development on this site when TC-02 and TC-03 have been developed. *	1.85
	Community Objective	
FY-C-01	Existing recreation open space to be retained.	2.22
Open Space Objectives		
FY-O-01	Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for development. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	13.22
FY-O-02	This gateway site makes a significant contribution to the setting of Fermoy. The land is within the Blackwater River Special Area of Conservation area and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	3.09 0.6
FY-O-03	This gateway site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	7.86 6.98
FY-O-04	Open space for informal public recreation. Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Regard is to be had to the protection of otters and otter breeding sites and resting places along the riverside. *	39.85
FY-O-05	Open space and amenity area including provision for playing pitches.	4.10
FY-O-06	Agriculture. *	40.80
FY-O-07	Open space containing an existing sporting amenity.	1.71
FY-O-08	Open space.	5.04
FY-O-09	Playing pitches and park for leisure use and having regard to the	2.32

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
	protected structures on or bordering the site and the site's status as an Architectural Conservation Area.	
FY-O-10	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and the site's status as an Architectural Conservation Area.	3.00
FY-O-11	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area, having due regard to existing uses on site.	6.13
FY-O-12	Town park and amenity area. *	3.24
FY-O-13	Open Space amenity area and flood protection. This site contributes to the visual amenities of the setting of the town. *	2.65
FY-O-14	Open Space and flood protection. This site contributes to the visual amenities of the setting of the town.	0.37
Utility Objective		
U-01	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. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have a significant negative impact on the SAC.	-

Appendix C

Interested party	Ref.	Settlement
Anna Aherne	DLAP16-16-11562884	Countywide
Ballyhea Community Council	DLAP16-16-11875701	Ballyhea
Charleville Chamber	DLAP16-16-118725224	Charleville
Charleville Home Care Ltd.	DLAP16-12690235	Mitchelstown
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Cork City Council	DLAP16-16-12631298	Countywide
Cork Education & Training Board	DLAP16-16-11592327	Countywide
Cork Environmental Forum	DLAP16-16-11882060	Countywide
Cork Marts	DLAP16-16-11846402	Fermoy
Cork Nature Network	DLAP16-16-11790710	Fermoy MD
Cronin, Dan	DLAP16-16-11258033	Watergrasshill
Cronin, Dan and Veronica	DLAP16-16-11846895	Watergrasshill
Dairygold	DLAP16-16-11874566	Mitchelstown
Dawson, K	DLAP16-16-11769006	Countywide
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	DLAP16-16-11865670	Countywide
Department of Education & Skills	DLAP16-16-11881448	Countywide
Doyle, Cllr. Ian	DLAP16-16-11715745	Charleville
Draper, J.	DLAP16-16-12690839	Coolagown
Environmental Protection Agency	DLAP16-16-11591435	Countywide
Eoin Gleeson	DLAP16-16-10945664	Countywide
Fermoy Enterprise Board	DLAP16-16-12686932	Fermoy
Fitzgerald, Denis	DLAP16-16-12686827	Rathcormack
Fitzgerald, Liam	DLAP16-16-12686408	Fermoy
Gas Networks Ireland	DLAP16-16-11881850	Countywide
	DLAP16-16-9891830	
Glasscoe, Lynne	DLAP16-16-11571396	Conna
Grogan F. Property Holdings	DLAP16-16-12690056	Charleville
Health and Safety Authority	DLAP16-16-10800942	Countywide
Horan, David	DLAP16-16-11842866	Fermoy
Howard, Donal and John	DLAP16-16-11874557	Rathcormack
Irish Water	DLAP16-16-11847067	Countywide
Jennifer Sleeman	DLAP16-16-11561170	Countywide
Kelleher, Richard	DLAP16-16-11846430	Watergrasshill
Lee, Patrick	DLAP16-16-11568851	Aghern
Lee, Patrick	DLAP16-16-12120426	Aghern
Lidl Ireland GmbH	DLAP16-16-11679773	Fermoy
Lidl Ireland GmbH	DLAP16-16-11691502	Mitchelstown
Lidl Ireland GmbH	DLAP16-16-11688300	Charleville
Martin Nelligan	DLAP-16-16-10824699	Fermoy
McNamara-Sihra, Margaret, P.	DLAP16-16-12690404	Ballyhea
McSweeney Dispensers 15 Limited, T/A Bermingham's Pharmacy	DLAP16-16-11867978	Fermoy
Meitheal Mara Teoranta	DLAP16-16-11878917 DLAP16-16-11877975	Countywide
Minister for Housing, Planning,	DLAP16-16-11876775	Countywide

Interested party	Ref.	Settlement
Community and Local Government		
Moynihan, Michael, TD	DLAP16-16-11486858	Charleville
Mulcahy, Patrick and John	DLAP16-16-11174165	Mitchelstown
National Transport Agency	DLAP16-16-11877709	Countywide
Newtownshandrum community Council and Doyle, Cllr. Ian	DLAP16-16-11794013	Newtownshandrum
O'Brien, James. P.P.	DLAP16-16-12690648	Ballyhea
O'Brien, John and Margaret	DLAP16-16-11467129	Mitchelstown
O'Brien, Maurice, Gerard, and Mairead	DLAP16-16-12687244	Mitchelstown
Office of Public Works	DLAP16-16-11866198	Countywide
O'Flynn Construction	DLAP16-16-11874474	Countywide
O'Flynn, Cllr. Frank	DLAP16-16-11809268	Fermoy
O'Regan, Noel	DLAP16-16-11807816	Ballyhea
Rathcormack Community Council	DLAP16-16-11758627	Rathcormack
Rice, Edmund	DLAP16-16-1612688431	Fermoy
Rossmore Civils Ltd.	DLAP16-16-11871070	Fermoy
Ryan, John Paul; Ryan, Ronan and O'Mahony, Lourdes	DLAP16-16-10874494	Fermoy
Ryan, Michael	DLAP16-16-11775461	Charleville
Ryan, William	DLAP16-16-11861403	Ballyhea
Shipton Group	DLAP16-16-12687120	Fermoy
South and East Cork Area Development Partnership CLG	DLAP16-16-11867531 DLAP16-16-11880909	Countywide
Southern Regional Assembly	DLAP16-16-11589178	Countywide
Teagasc	DLAP16-16-11225454	Fermoy
Transport & Mobility Forum	DLAP16-16-11876170	Countywide
Transport Infrastructure Ireland	DLAP16-16-12177281 DLAP16-16-11592294	Countywide
UCC Centre for Planning Education and Research	DLAP16-16-11852884	Rathcormack
Verling, Garrett	DLAP16-16-11884500	Castlelyons / Bridebridge
Vincentia developments	Insert the following	Watergrasshill
Vincentia developments	DLAP16-16-11212537	Watergrasshill
Walsh, John and Maurice	DLAP16-16-11877465	Watergrasshill

Appendix D: Proposed Mapping amendments

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

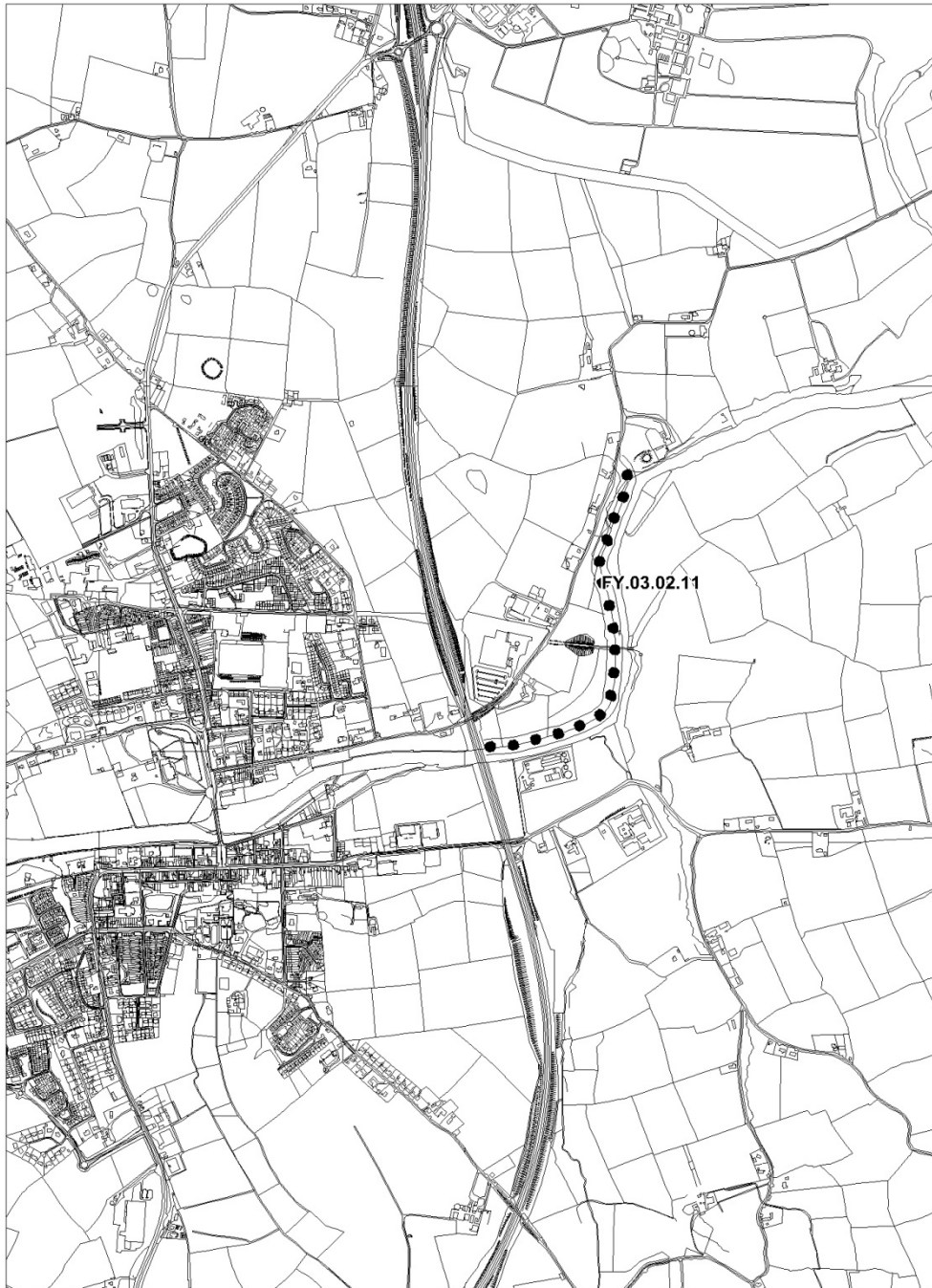
Fermoy



Amendment Ref: FY.03.02.01

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

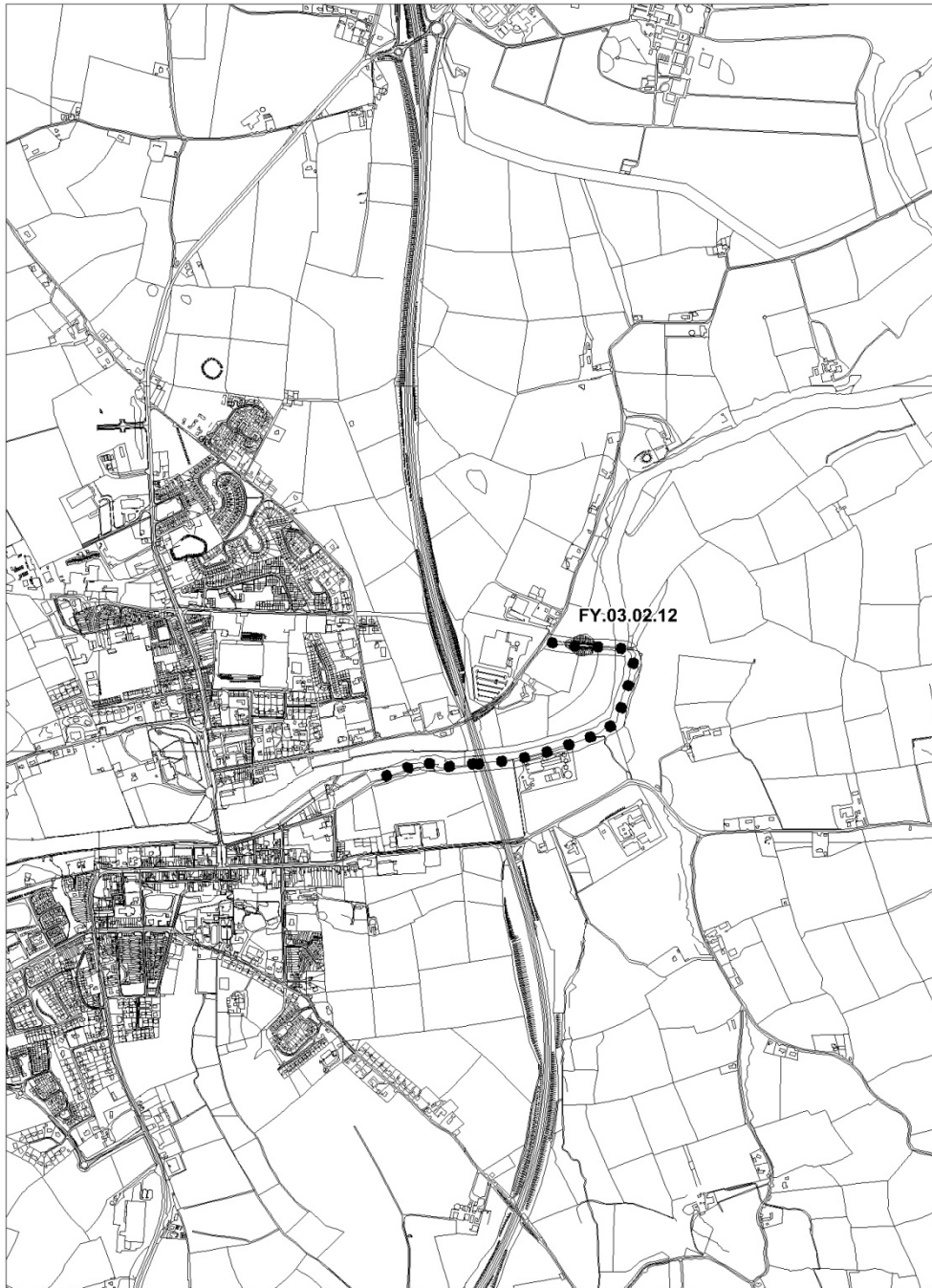
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Amendment Ref: FY.03.02.11

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

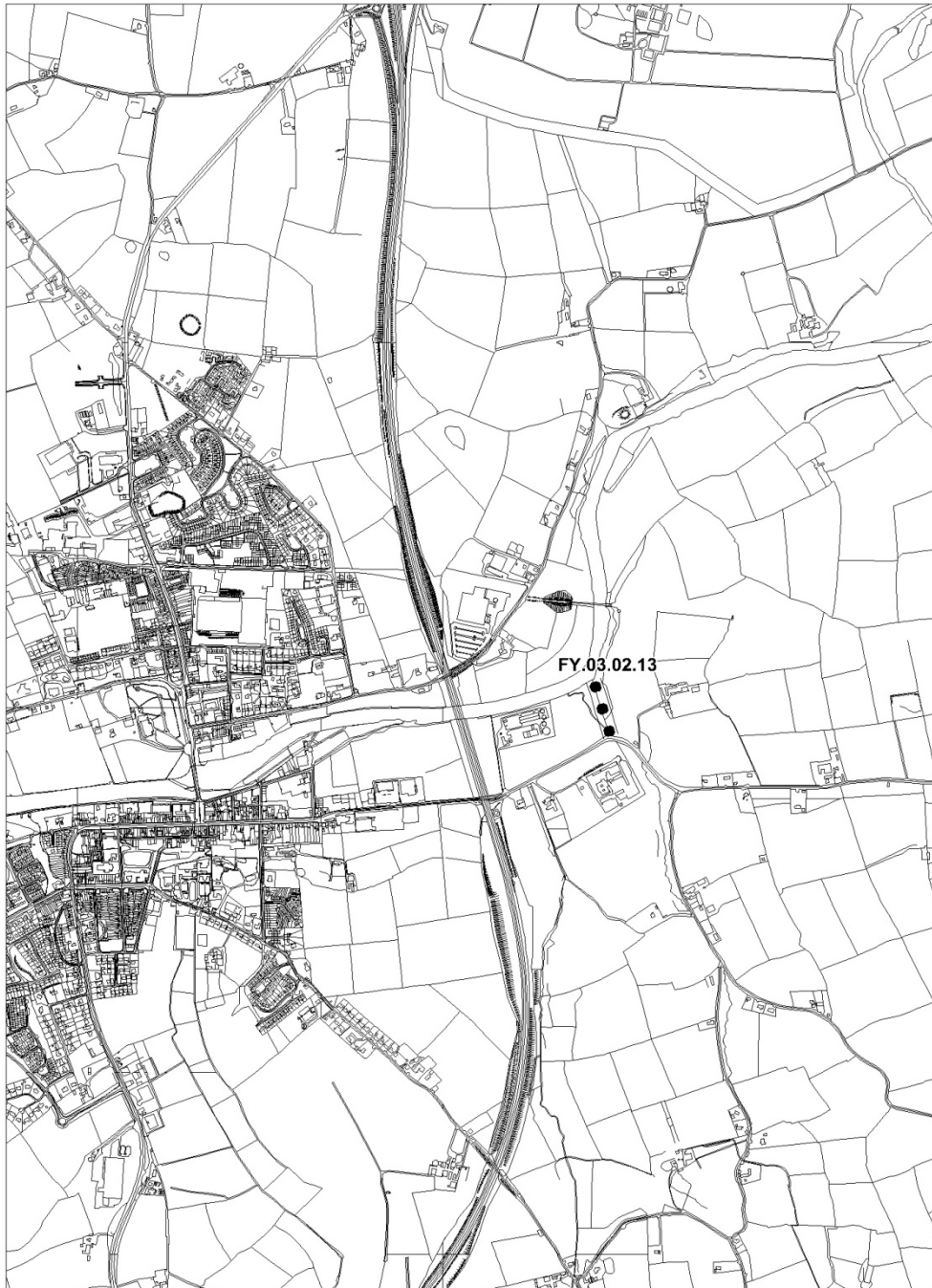
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Amendment Ref: FY.03.02.12

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

Fermoy



Amendment Ref: FY.03.02.13

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

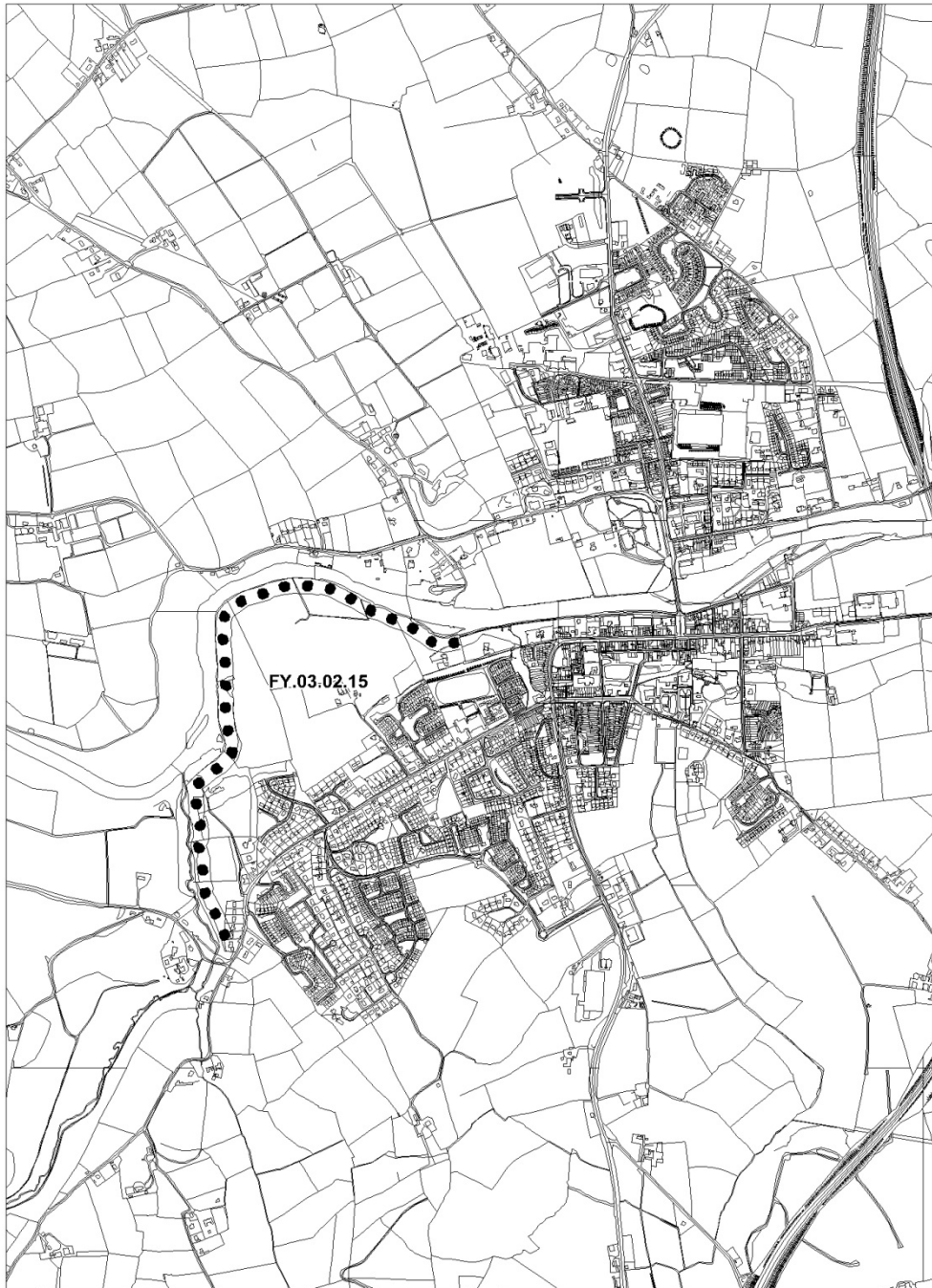
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Amendment Ref: FY.03.02.14

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

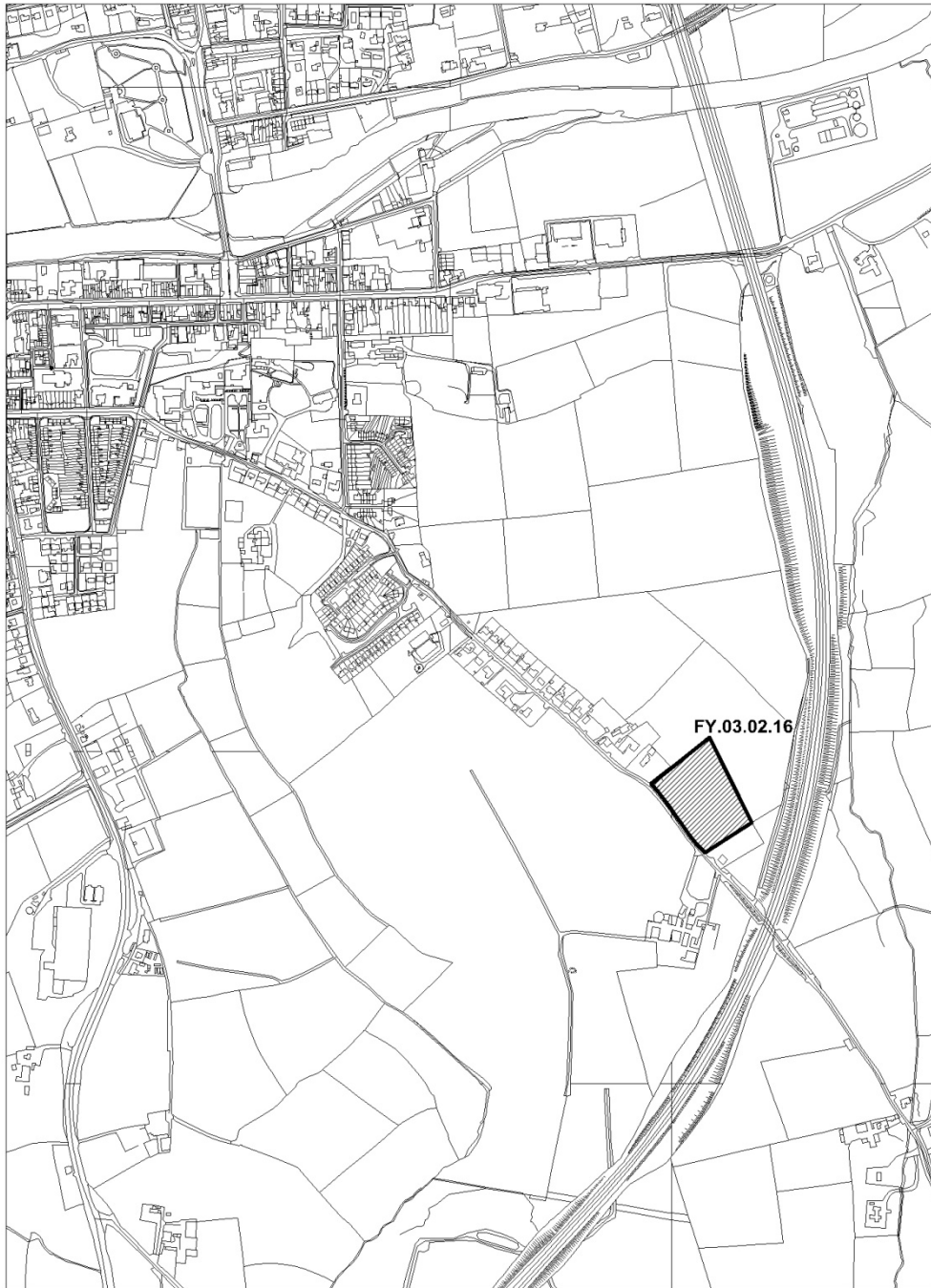
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Amendment Ref: FY.03.02.15

**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

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

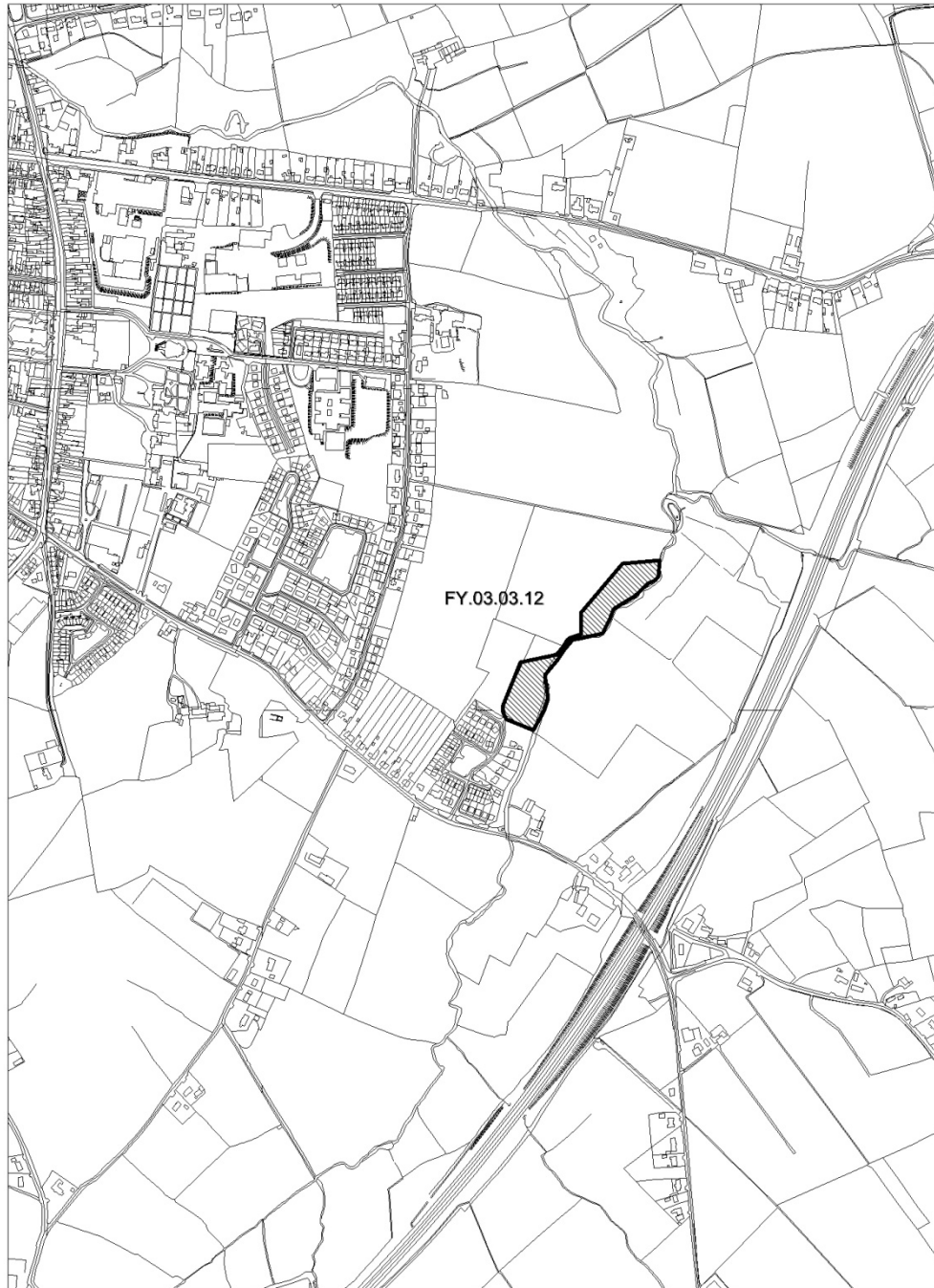
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Amendment Ref: FY.03.03.11

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

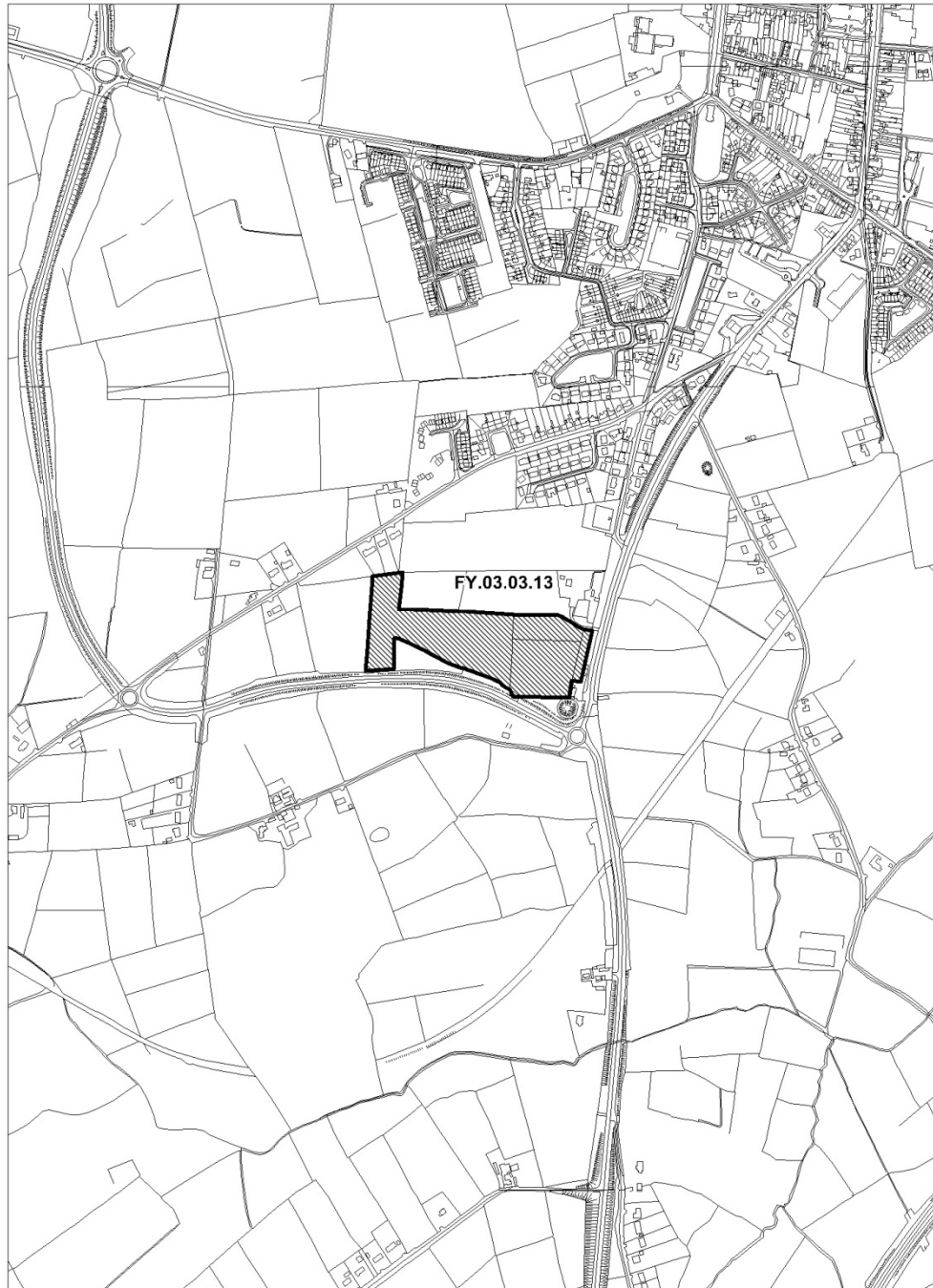
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Amendment Ref: FY.03.03.12

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

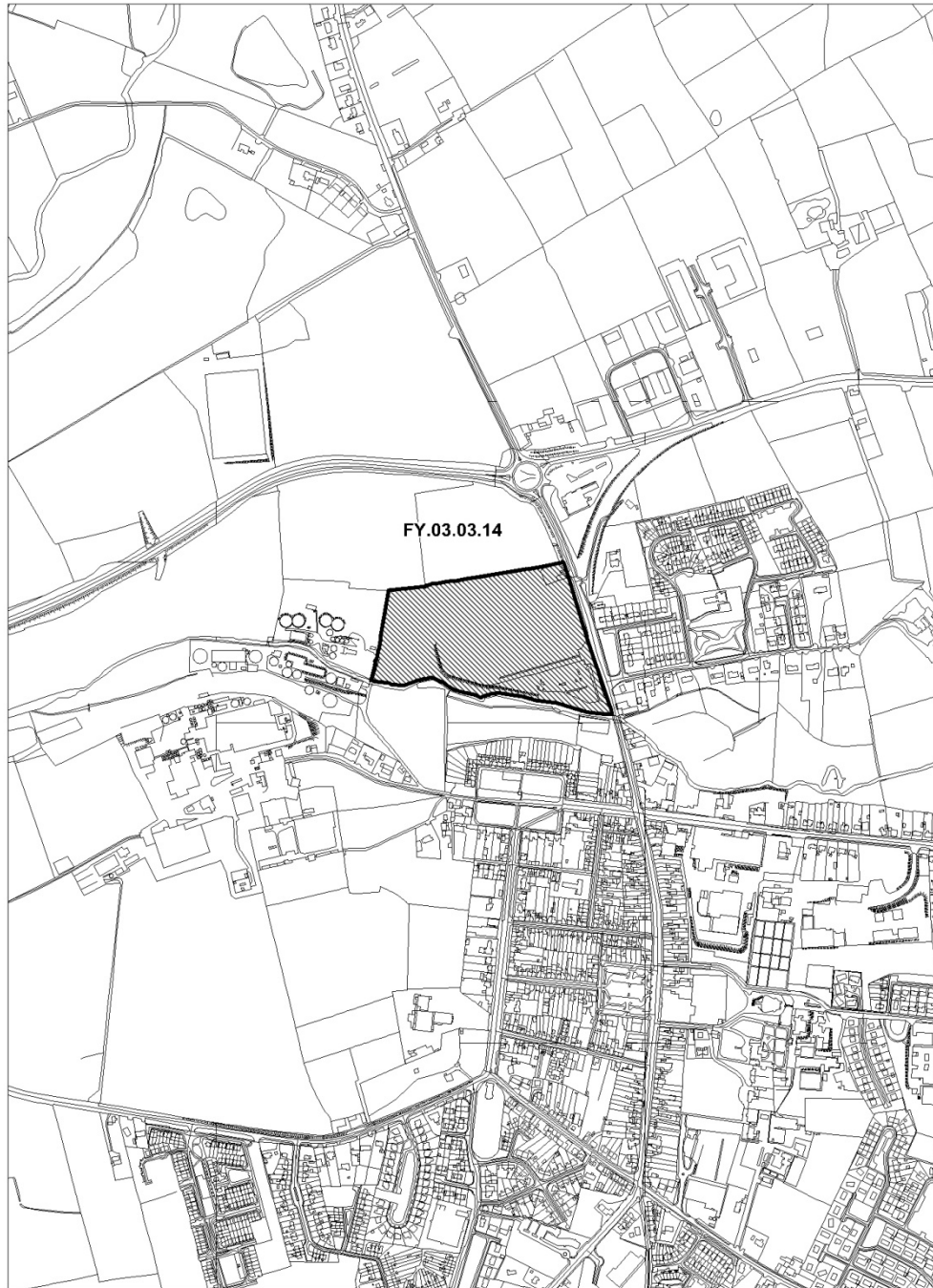
Mitchelstown



Amendment Ref: FY.03.03.13

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

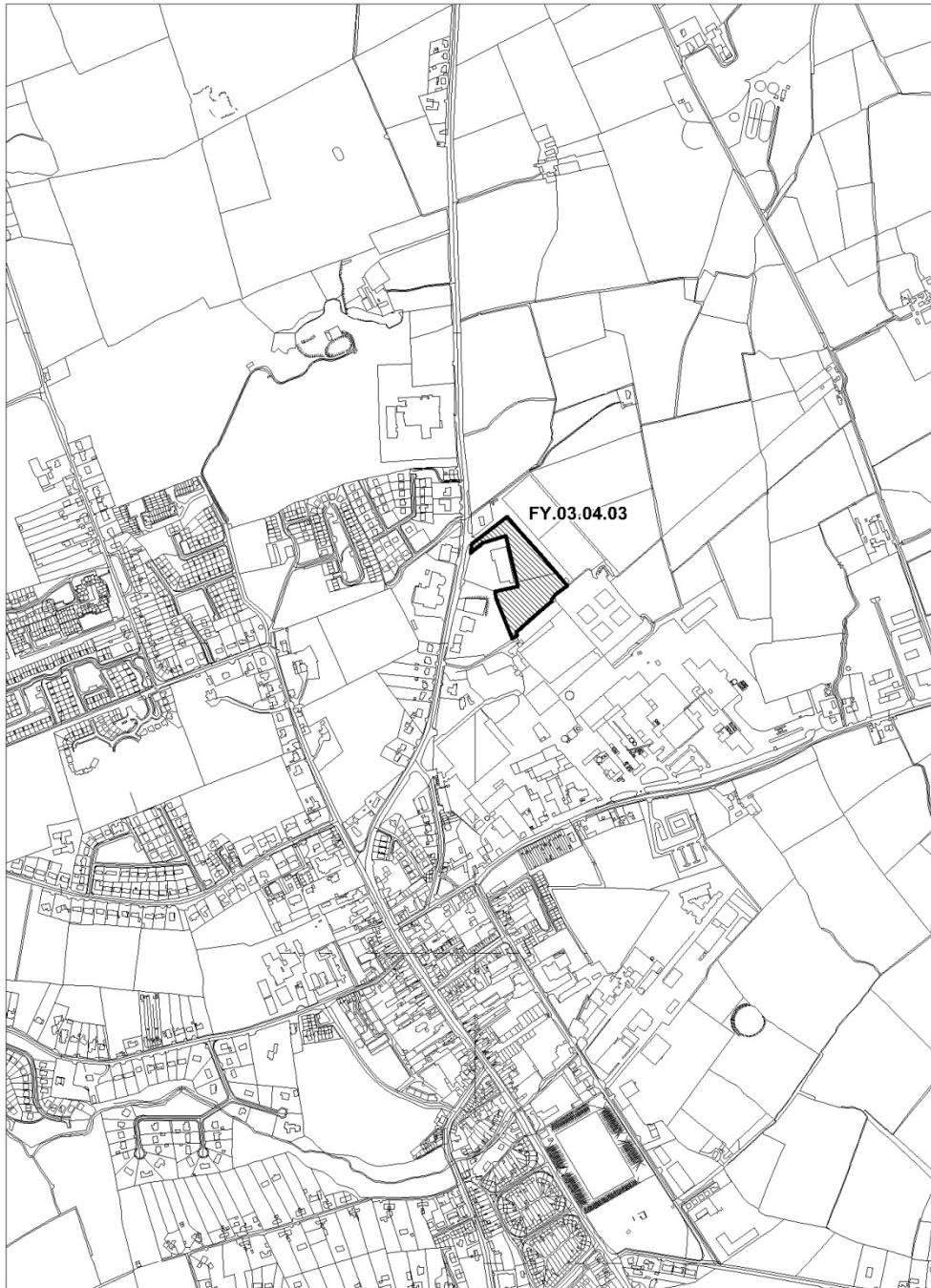
Mitchelstown



Amendment Ref: FY.03.03.14

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

Charleville



Amendment Ref: FY.03.04.03

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

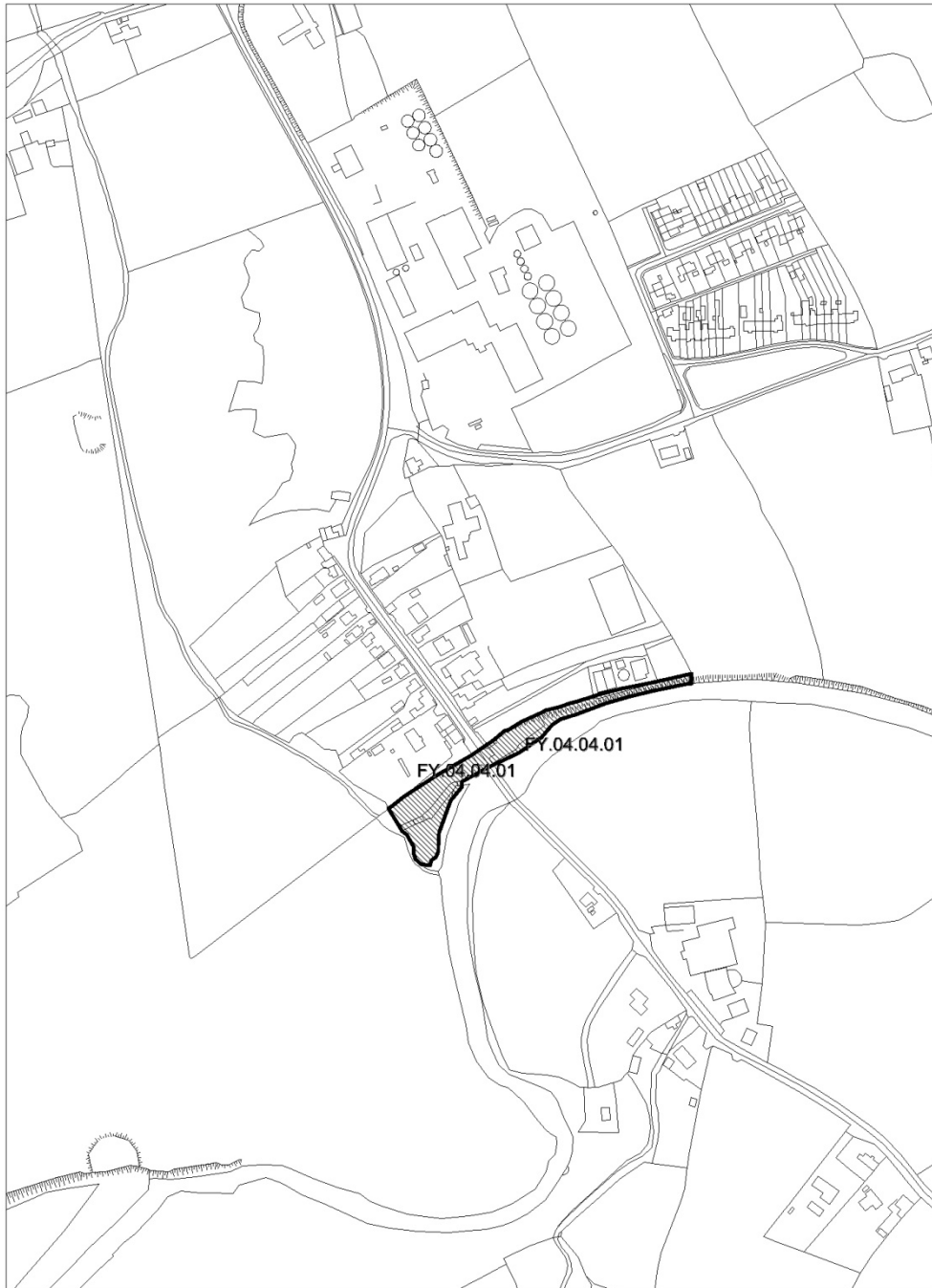
Charleville



Amendment Ref: FY.03.04.04

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

**Castlelyons/
Bridebridge**



Amendment Ref: FY.04.04.01

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

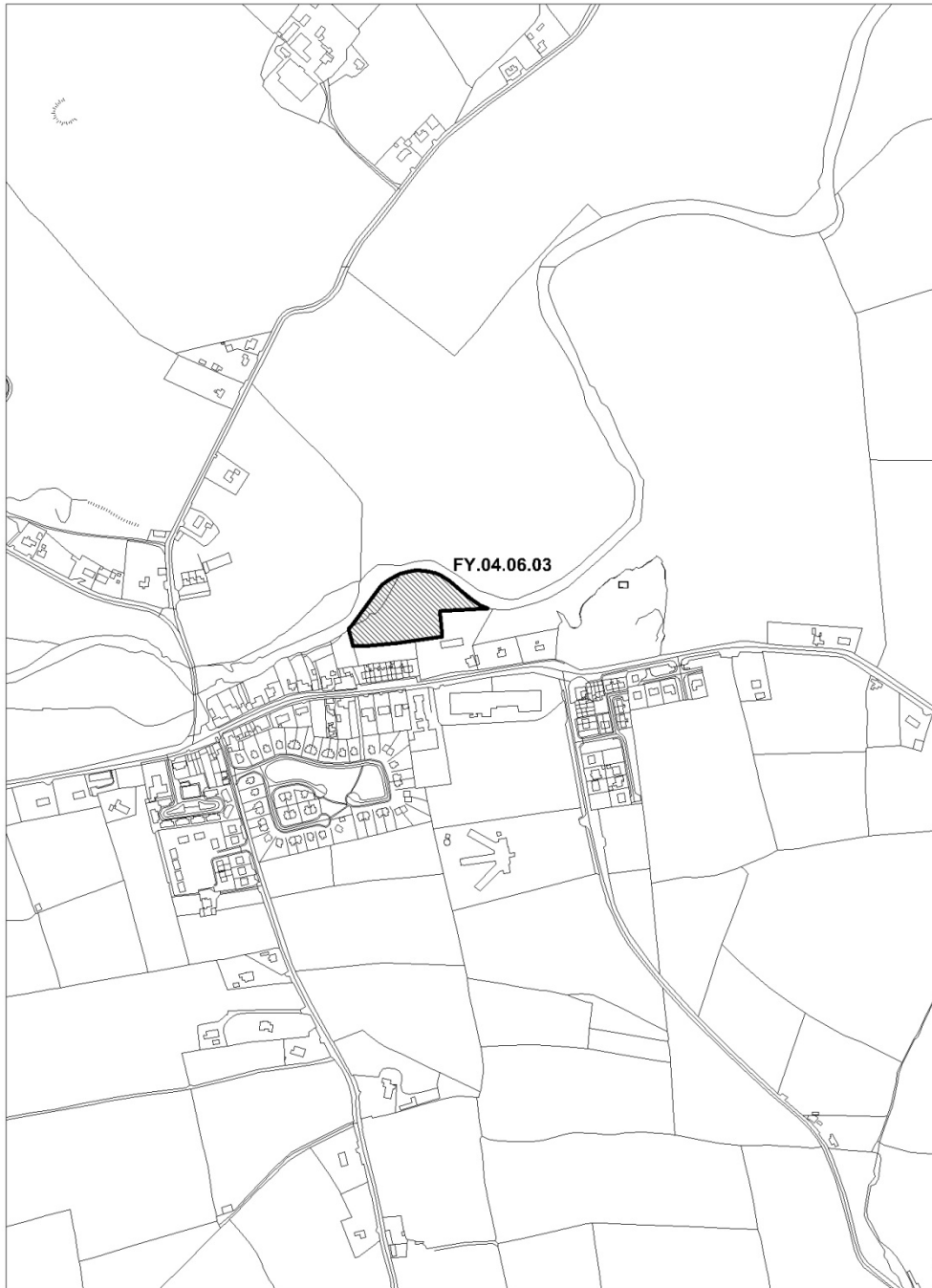
Castletownroche



Amendment Ref: FY.04.05.02

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

Conna



Amendment Ref: FY.04.06.03

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

Doneraile



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**

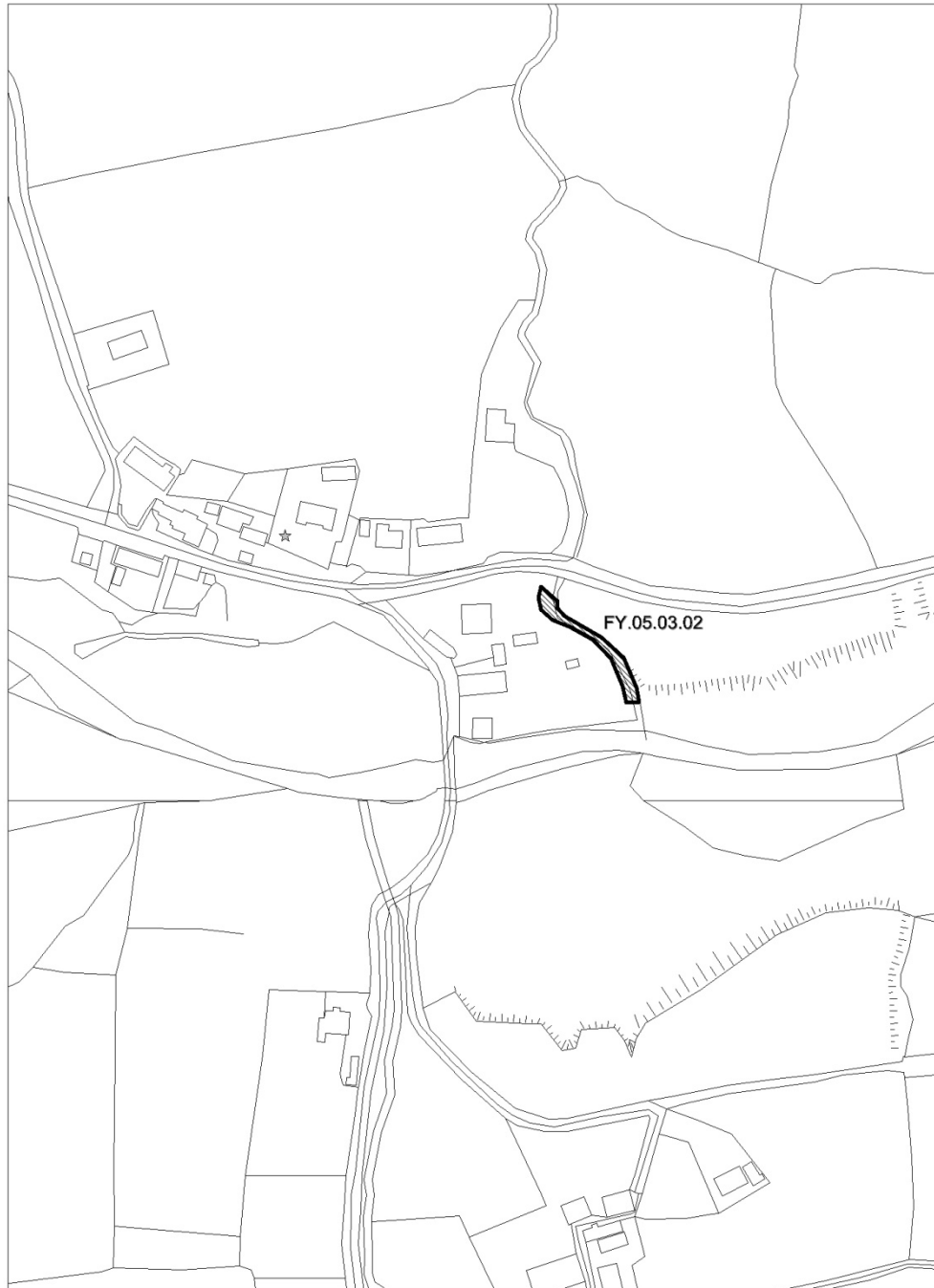
Killavullen



Amendment Ref: FY.05.02.12.03

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

Araglin



Amendment Ref:FY.05.03.02

Appendix E: Late Submission

A late submission to the Draft Plan was received from Eileen MacKessy.