

Report to Members

Kanturk - Mallow Municipal District
Local Area Plan Public Consultation
Draft

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

6th March 2017

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This report focuses on the submissions and observations received from the public following publication of the Kanturk Mallow Municipal District Local Area Plan Public Consultation Draft, which sets out the planning framework for the development of the Municipal District up to 2023. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Act 2000, as amended, and will inform the preparation of the various amendments to the Kanturk Mallow Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area 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 Kanturk Mallow Electoral Area 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 made available in DVD (free of charge). 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 Kanturk Mallow MD event took place in the Council Offices, Annabella on the 1st December 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

1.2.4. There were a total of 59 submissions received during the public consultation period on the Draft Kanturk Mallow Municipal District Area Local Area Plan. Other submissions referenced Countywide issues and issues relevant to the Municipal District as a whole. There were also 5 late submissions.

1.2.5. The majority of the submissions received related to issues in the main towns of Mallow (20) and Kanturk (7) within the Electoral area. There were over 1200 submissions objecting to paragraph 3.2.43 of the draft plan and its reference to public realm improvement proposals in the vicinity of St. Mary's Church.

1.2.6. Issues relating to the village of Dromahane received 11 submissions. There were also submissions in relation to the villages of Ballydaly, Ballydesmond, Banteer, Burnfort, Bweeng, Churchtown, Cullen, Dromahane, Gortroe, Kiskeam, Lombardstown, Lyre, New Twopothouse.

1.3 Habitats Directive Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to Habitats Directive Assessment and a Natura Impact Screening Report has been prepared. Section 2. of this report includes a table illustrating the specific amendments that apply to individual settlements, arising from the recommendations from the Natura Impact Screening Report and the amendments are included in Appendix B of this report, It is the Recommendation of the Chief Executive that these issues be addressed in the amendments.

1.4 How to use this report

1.4.1. This report is sets out to fulfill a number of functions. Firstly and overall, it's 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;

- 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).
- 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).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2014.
- 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 6th March 2017, the Planning and Development Acts make the following provisions and any amendments to the draft plan:

- 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;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
- The last day on which the Council can make resolutions with regard to the Draft Plan is Thursday 6th April 2017.

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.

1.5.2. 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.)

1.5.3. 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.

1.5.4. 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 address a number of overarching issues that arose across the Local Area Plans and set out the justification for the Chief Executive's recommendation in relation to these issues.

Former Town Council Towns with a Town Development Plan

2.2.2. The Kanturk Mallow Municipal District Draft Plan published on 16th November 2016 sought to plan for the development of Mallow town, and its environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Mallow 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 Kanturk -Mallow Municipal District Local Area Plan will deal only with the environs of Mallow town, 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, policy / objectives on issues covered by the Town Development Plan and the zoning map for Mallow will 'grey out' the area to which the Mallow Town Development Plan applies.

2.2.3. The current Mallow Town Development Plan 2010 will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Mallow Town Development Plan 2010 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 3.2 of the Plan dealing with Mallow Town so that issues covered by the Mallow Town Plan 2010 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 Mallow Town and 'grey out' the area to which the Mallow 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 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:

2.2.6. 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. **KM.01.07.04**

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 Skills.
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 LAP's 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 LAP's. 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 Executives Opinion:

2.3.6. With regard to the former nine Town Council Towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, 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.

2.3.7. 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.

2.3.8. 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: Proposed Amendment; Delete Table 1.1 and Replace with new Table. Delete Paragraphs 1.7.8 and 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 No. KM 01.01.01, KM.01.07.01 in Appendix B.

Issue 2: Metropolitan Cork Strategic Land Reserves.

2.3.9. 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 Kanturk Mallow 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

2.3.10. 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 LAP's with regard to the amount of land zoned for residential development purposes.

2.3.11. 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.

2.3.12. 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.

2.3.13. 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.

2.3.14. 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.

2.3.15. 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 LAP's. The LAP's as currently drafted and presented would not appear to be compliant with this requirement.

Chief Executive's Opinion:

2.3.16. (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.

2.3.17. (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.

2.3.18. (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.

2.3.19. (d) 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. The above table should be considered within the context of this Active Land Management process narrative as set out in Section 2 above and the associated amendment.

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 Amendment No. KM 02.06.03 in Appendix B.**

b) **Amendment Proposed: Insert a new heading "Housing Density" and Paragraph before heading "Quality in Urban Design" in Section 1. See Amendment No. KM.01.07.02 in Appendix B.**

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. See Amendment No's. KM 02.06.03 and KM.03.01.01 in Appendix B.**

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

2.3.20. 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.

2.3.21. 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 LAP's.

Chief Executive's Opinion:

2.3.22. 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 Kanturk Mallow MD Local Area Plan. No change proposed.

Issue 5: Water Services Infrastructure

2.3.23. 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'.

2.3.24. 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.

2.3.25. 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:

2.3.26. 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 Amendment No. KM.02.06.02 in Appendix B.

Issue 6: Economic Zonings

2.3.27. 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.

2.3.28. 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.

2.3.29. In relation to the Kanturk Mallow MD, the Council is asked to demonstrate the justification for the zoning of 45.5ha of business to the south east of the town within objectives KK-B-01, KK-B-02 and KK-B-03.

Chief Executive's Opinion.

2.3.30. The Council is satisfied that the amount of land zoned for business use in Kanturk is appropriate to serve the needs of the town and the wider rural hinterland.

Chief Executives Recommendation: No change proposed.

Issue 7: Strategic Flood Risk Assessment

2.3.31. 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. 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).

2.3.32. 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.

2.3.33. Within the Kanturk -Mallow MD the submission requests specific proposals to ensure that national policy on flood risk assessment is being upheld in relation to proposed zonings MW-R-04, MW-R-06 and MW-R-07, where the zonings appear incompatible with the guidelines due to their location within flood zone A and B.

Chief Executive's Opinion:

2.3.34. Mallow sites MW-R-06 and MW-R-07 are covered by the Mallow Town Development Plan and are no longer part of the Local Area Plan.

2.3.35. In relation to MD R-04, development has already been permitted on the site but it is incomplete. The flood risk affects the perimeter of the zoned land and the zoning has been retained on the basis that development can be avoided on the land that is at risk of flooding as part of the overall design and layout of the scheme – flood compatible uses such as open space can be accommodated within the area at risk of flooding. 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.

2.3.36. 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: No Amendment Proposed

Southern Regional Assembly

2.3.37. The Southern Regional Assembly 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 Kanturk Mallow MD Local Area Plan.

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

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

2.3.38. 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.

2.3.39. 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.

2.3.40. 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).

2.3.41. 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:

2.3.42. 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.

Chief Executive's Recommendation: Proposed Amendment: Additional text and objectives to be included in the plan in particular amendment KM.02.06.02 which relates to LAS-01. See amendments in relation to individual settlements.

Department of Education and Skills

2.3.43. In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Kanturk Mallow Electoral Area. There is a requirement for 3 primary school site and 2 post primary school sites in Mallow with no requirement in the other towns indicated at present. This means that an additional primary school site, and an additional post primary school site are required in Mallow, in addition the provisions already made in the Draft LAP. The Draft Plan already allows for scope for a primary school within the objectives for the MW-R-15, MW-R-05 and MW-R-08 zonings. The MW-R-14 zoning also allows scope for both primary and post primary schools. The Department in their submission has set out its 6 year capital investment programme up to 2021 in its submission. This does not feature projects in relation to Mallow.

Chief Executive's Opinion.

2.3.44. At this stage of the Local Area Plan process there is insufficient time available to 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 suitable sites within the area covered by the Mallow 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 suitable sites for educational requirements in Mallow in the future. Should it become necessary the LAP can be amended to make provisions for a new school site. It is proposed to amend the text of the plan to highlight additional requires but now additional sites are being identified at this stage.

Chief Executive's Recommendation: Mallow text to be amended to reflect the requirement for additional school sites outlined above. See proposed amendment no. KM.03.02.05

Cork City Council

2.3.45. 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

2.3.46. 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.

2.3.47. Submissions also makes a number of comments in 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

2.3.48. 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.

2.3.49. 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.

2.3.50. 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 is beyond the remit of the LAP process.

2.3.51. 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 is given in Table 2.3 of the Draft Plan. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.

2.3.52. Habitat mapping for parts of the Blarney, Carrigaline and Middleton 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.

2.3.53. 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 additional 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.

2.3.54. 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.

Chief Executive's Recommendation:

It is proposed to amend the Draft Plan to include a new LAS objective to address many of the issues raised. Additional amendments proposed to the Draft Plan also clarify the position in relation to Water Services of a more specific nature whilst additional amendments have been proposed to address environmental issues arising from the Habitats Directive Assessment process.

Irish Water

2.3.55. This detailed submission from Irish Water (IW) states that it is Irish Water's objective 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.

2.3.56. 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.

2.3.57. 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.

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

2.3.59. 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, Middleton, 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.

2.3.60. 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.

2.3.61. IW'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.

2.3.62. 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)

2.3.63. This submission raises issues which are relevant to the Municipal Districts within Metropolitan Cork only. The issues raised are not relevant to the Kanturk – Mallow Municipal District. Issues raised are as follows:

2.3.64. Submission 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.

2.3.65. 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.

2.3.66. 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

2.3.67. 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.

2.3.68. 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.

2.3.69. 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: Proposed Amendment. Insert additional text relating to the Active Land Management in Section 1 of the Plan, see Amendment No. KM.01.07.04 in Appendix B.

Office of Public Works (OPW)

2.3.70. 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 Ballincollig.
 - (c) The submission also raises location specific issues in relation to the Claycastle / Williamstown area of Youghal, some of the SLR sites in Metropolitan Cork and the Water Rock and Banshane areas of Midleton. In relation to Skibbereen and Bandon where flood alleviation schemes are under construction, and Mallow and Fermoy where schemes have 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 KM.01.08.01.

In relation to Mallow it is proposed to amend MW- GO-17 to reference the need to have regard to the potential flood impacts of development on the defended area in particular. See proposed amendment no KM.03.02.12.

Transport Infrastructure Ireland

2.3.71. 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.

2.3.72. In relation to the Kanturk Mallow MD submission requests that reference to strategic national routes should be outlined in section 1.7 of the plan to include the M20 scheme.

2.3.73. It requests that objective BV-B-03 (BV-B-02) to south of Buttevant should reference that access to lands should be provided within the 50kph speed limit area and that a requirement for a TTA and RSA should be included in the objective.

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. The N20 Cork Mallow Route is shown on Figure 10.2 of the County Development Plan and on Councils Map browser. The line of the N20 can also

be shown on the final Zoning Map for Mallow. Additional text will be included in paragraph 1.7.15 to reference the N20/N72, N73 and the protection of the M20 route corridor,

In relation to the BV-B-02 in Buttevant it is considered that the site contains ample frontage to permit access options within the 50kph speed limit. A requirement for a TTA and RSA is already provided for within the objective. No further changes are proposed in relation to this issue

Chief Executive's Recommendation: Amend Section 1.7 of the Plan to include additional text re national roads. See proposed amendment KM.01.07.05

Health and Safety Authority (HSA)

2.3.74. This submissions requests the SEVESO sites across the county be identified on the settlement maps as appropriate. Submissions 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 indicted on the settlement zoning maps where relevant. The only SEVESO site within the Municipal District is in Mallow and is located within the town council boundaries and marked on the town plan map.

2.4 Other Issues Raised in General Submissions

2.4.1. In addition to submissions received from Government Departments & Agencies, a number of submissions were received from both individuals, private and public bodies, which raised general issues relating to development in Cork.

Construction Industry Federation (Cork Branch)

2.4.2. 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.

2.4.3. 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.

2.4.4. 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:

2.4.5. Updated approach to the Strategic Land Supply issues (Active Land Management) is outlined in the CEO Reports for the Municipal Districts located within Metropolitan Cork. The approach to Active Land Management is set out in Section 2. Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.

2.4.6. 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.

2.4.7. 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 amendments for the Metropolitan Area.

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

Chief Executive's Recommendation: See proposed amendment to Section 2 of Draft Plan (KM.01.07.04) in relation to Active Land Management. No other changes proposed for the Kanturk – Mallow Municipal District.

Transport and Mobility Forum

2.4.9. 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

2.4.10. 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: See proposed amendment to Section 2 of Draft Plan (KM.01.07.04) in relation to Active Land Management. No other change proposed.

2.5 Settlement Specific Issues

2.5.1. The following paragraphs list the significant issues raised in the submissions in relation to settlements. Full details of all submissions, including the Chief Executives Opinion, is contained in Appendix A.

2.6 MAIN SETTLEMENTS:

Mallow

2.6.1. Nineteen submissions were received for Mallow town. Ten of these relate exclusively to the former town council administrative area which is covered by the provisions of the Mallow Town Development Plan (2010). The 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, and Appendix A for further details of the submissions.

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

Reinstatement of industrial lands (I-05) zoned as Open Space in the Draft Plan

2.6.3. Submission ref. DLAP16-16-11876047 (Dermot Twomey) seeks the reinstatement of lands zoned for Industrial use (I-05) in the current Mallow Electoral Area Local Area Plan 2011, (Second Edition, 2015) which form part of a larger area zoned as open space in the draft plan (MW-O-05). The land is located east of the N20 to the south of the town at Gooldshill, south of the Mallow Primary Health Care Centre. Submission requests that the lands be retained for industrial or enterprise use.

Chief Executive's Opinion.

2.6.4. These lands were zoned for industrial use in the Mallow Special Local Area Plan 2007 at a time when it was anticipated that the N20 would be upgraded along its current route and a new junction would be provided south of Mallow which would enable access to these lands. The preferred route for the M20 is now proposed east of Mallow town and plans to provide the motorway are suspended. Government policy in relation to the protection of National Routes has also been strengthened in the interim and access to these lands from the current N20 would be contrary to the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities'. Accessing the lands through existing development to the north would result in traffic having to traverse the town centre to gain access to the N20 northbound which would negatively impact on the town centre. The Mallow Traffic and Transportation Study prepared for the town in 2011 recommended the construction of an eastern distributor road in order to access these lands. This study needs to be updated. Development of the land would be premature pending resolution of the access issues affecting the site. In recognition of the important role of Mallow as a driver of economic development in North Cork it is considered appropriate to retain this zoned land to facilitate opportunities for economic development that will help Mallow achieve its strategic role. It is therefore proposed to reinstate the zoning to allow access issue be considered afresh as part of the updated Mallow Traffic and Transportation Study.

Chief Executive's Recommendation:

Reinstate lands I-05 as per site area of the current Mallow Electoral Area Local Area Plan with a new objective. See proposed amendment no KM 03.02.04 (a).

Consequential to this amendment, the balance of the MD-O-05 zoning to the north east will remain as open space with a revised objective as per the current Mallow Electoral Area Local Area Plan. See proposed amendment no KM 03.02.04 (b).

The balance of the MW-O-05 zoning to the south will be rezoned as agriculture. See proposed amendment no KM 03.02.04 (c).

Reinstatement of Special Policy Zoning X-08, zoned as Open Space in the Draft Plan

2.6.5. Two submissions, DLAP16-16-12136779 (Michael O'Hanlon) and DLAP16-16-12137023 (Val and Leila Wallace) seek the reinstatement of the Special Policy Zoning X-08 provided for in the current Mallow Electoral Area Local Area Plan 2011 (Second Edition, 2015), which forms part of a larger area zoned as open space in the draft plan (MW-O-05). The land is located east of the N20 to the south of

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the town at Carhookeal, south of the Mallow Primary Health Care Centre. The X-08 site is located south of the industrial lands (I-05) referred to above in relation to previous submission. The X-08 objective makes provision for roadside services development including a hotel, restaurant and overnight truck parking.

Chief Executives Opinion.

2.6.6. Similar to the I-05 zoning above, the X-08 zoning was included in the Mallow Special Local Area Plan 2007, at a time when it was anticipated that the N20 would be upgraded along its current route and a new junction would be provided south of Mallow which would enable access to these lands, and support the development of roadside services facilities / hotel and overnight parking etc. The preferred route for the M20 is now proposed east of Mallow town and plans to provide the motorway are currently suspended. Government policy in relation to the protection of National Routes has also been strengthened in the interim and access to these lands from the current N20 would be contrary to the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities'. The preferred location for a new hotel in Mallow would be within the town centre and a number of suitable sites are available in this regard. The provision of off-line service areas along the county's road and motorway network is a county wide issue that needs to be addressed by the County Development Plan. Retaining the zoning objective for these lands as originally provided for in the Mallow Special Local Area Plan is no longer appropriate in this context.

Chief Executive's Recommendation: No change proposed in response to this submission. The zoning objective for this land is however being modified as part of a consequential amendment in relation to the I-05 industrial lands discussed above. See proposed amendment no. KM.03.02.04 (c) re. consequential amendment proposed in relation to these lands.

Request to remove some land from the Mallow North East Urban Expansion Area - MW-R-14.

2.6.7. Submission DLAP16-16-11875771 (O'Flynn Construction) seeks to have lands in their ownership (27ha) decoupled / omitted from the Mallow North East Urban Expansion Area covered by objective MW-R-14 zoning so that they can be developed in the short term.

2.6.8. Submission also seeks a reduction in the size of the MW-O-24 zoning as it is considered excessive.

Chief Executive's Opinion.

2.6.9. Part of the land the subject of this submission is within the area covered by the Mallow Town Development Plan 2010 and the policies of that plan therefore continue to apply.

2.6.10. The Mallow North East Urban Expansion Area comprises a strategic land bank to cater for the provision of a large new mixed use neighbourhood in Mallow. The area is to accommodate a range of uses including 3,000 additional dwellings, neighbourhood centre, employment uses, schools, open space etc. The detailed objective for MW-R-14 outlines a range of significant issues that need to be addressed before development can proceed. Over the life of the plan the Council is committed to working through these issues. Pending further examination of these issues, and more detailed consideration of the mix of land uses to be accommodated in the area and optimum layout for the area as a whole, it would be premature to reduce the area of land cover of the Urban Expansion Area Objective. Other zoned lands are available in the short/medium term which can provide housing for the town.

2.6.11. With respect to the request to reduce the extent of the MW-O-24 zone, it is proposed to omit the zoning entirely at this stage. This will allow the exact extent of future open space along the Spa Glen to be determined as part of the more detailed layout and design of the area. Part of the zone lies within the area covered by the Mallow Town plan 2010. Expansion of the Spa Glen amenity corridor is already provided for within the terms of the MW-R-14 objective and that is considered sufficient at this stage. Development will also need to be avoided in areas at risk of flooding in accordance with Objective IN-01 in Section One of the Plan. It is therefore proposed to amend the plan to incorporate the lands covered by the MW-O-24 zoning, within the environs of the town, within the overall MW-R-14 Urban Expansion Area.

Chief Executives Recommendation:**Amendments proposed as follows:**

- (a) **Amend the MW-R-14 objective to reference the fact that a portion of lands adjoining this zoning are within the area covered by the Town Development Plan and will need to be fully considered in the resolution of issues and development of proposals for the entire urban expansion area. See proposed amendment no. KM.03.02.10.**
- (b) **Omit the MW-O-24 zoning and include land within an expanded MW-R-14 zoning. See proposed amendment no. KM.03.02.11.**

Request to remove lands from the Mallow North West Urban Expansion Area (MW-R-15)

2.6.12. Submission DLAP16-16-11777844 (Hallmark Building Services Ltd.) requests that lands in their ownership (7ha approx.) be removed from the Mallow North West Urban Expansion Area (MW-R-15) and included as part of an enlarged MW-R-05 residential zoning. Submission indicates that this would facilitate comprehensive development of MW-R-05 and provide much needed housing.

2.6.13. The submission also requests that the requirement to provide for a primary school within the MW-R05 land be omitted.

Chief Executives Opinion.

2.6.14. The Mallow North West Urban Expansion Area comprises a strategic land bank to cater for the provision of a large new mixed use neighbourhood in Mallow. The area is to accommodate a range of uses including 1,000 additional dwellings, neighbourhood centre, schools, open space etc. The detailed objective for MW-R-15 outlines a range of significant issues that need to be addressed before development can proceed. Over the life of the plan the Council is committed to working through these issues. Pending further examination of these issues, and more detailed consideration of the mix of land uses and optimum layout for the area as a whole, it would be premature to reduce the area of land cover the Urban Expansion Area Objective. Other zoned lands are available in the short /medium term which can provide housing for the town.

2.6.15. Provision of a school to serve this part of Mallow is essential and provision for a school as part of the development of the site therefore needs to be retained.

Chief Executive's Recommendation: No change proposed.**Rezoning of MW-O-01 to facilitate residential development**

2.6.16. Submission DLAP16-16-12118593 (Denis Murphy) seeks the rezoning of MW-O-01 to facilitate residential development while protecting the corridor for the Northern Relief Road and the landscape setting of the land.

Chief Executives Opinion

2.6.17. The MW-O-01 zoning was brought forward from previous plans. The objectives provides for the lands to remain predominantly open and rural in character while indicating that there may be limited potential for individual dwellings at a very low density.

2.6.18. Pending the finalisation of plans for a Northern Relief Road for Mallow and an updated Traffic and Transport Study to examine circulation routes within the town itself, it would be premature to consider any changes to this zoning at this time.

Chief Executive's Recommendation: No change proposed.**Kanturk:**

2.6.19. Six submissions were received for Kanturk. See Appendix A for further details of all submissions. The main issues for Kanturk are as follows:

Request for zoning to facilitate the development of a Nursing Home

2.6.20. A single submission, Don O' Connor, DLAP16-16-12119719 seeks the extension of the development boundary to east of the town to provide for a nursing home. The land is currently within the greenbelt of Kanturk. Permission for a 50 bed nursing home and assisted housing units was

granted on the land in 2007 and the duration of this permission was extended in 2012

Chief Executive's Opinion.

2.6.21. Having regard to the need for nursing homes generally to serve the needs of an ageing population, It is proposed to extend the development boundary to the east of Kanturk to reflect the existing nursing home development permitted on these lands and to zone the lands accordingly.

Chief Executive's Recommendation: Amend plan to include zoning for nursing home. See proposed Amendments KM.03.03.04 and KM.03.03.05

Rezoning of lands for residential use

2.6.22. Three separate submissions request the rezoning of lands for residential use in Kanturk.

2.6.23. DLAP16-16-11191041 (Aherne) requests the rezoning of 25ha of land in the greenbelt at Curragh to the north west of the town for residential use.

2.6.24. Submission DLAP16-16-11875887 (Grangefield Developments Limited) requests that approximately 18ha of land currently zoned for Business use to the south east of the town be rezoned for residential use.

2.6.25. A further submission, DLAP16-16-11865660 (O' Sullivan) requests that 26 ha of land currently zoned agricultural to the north of Kanturk town centre, be rezoned for residential use.

Chief Executives Opinion.

2.6.26. There is already a surplus of residentially zoned land in Kanturk, with in excess of 100% headroom available. There are also further opportunities for residential development within the existing built up area of the town and within the area zoned for town centre uses which includes two large regeneration sites in need of redevelopment. Development on the regeneration sites in particular would greatly enhance the vitality and amenity of Kanturk town centre. Additional residential land is therefore not required.

Chief Executive's Recommendation: No change proposed.

Retail uses in Kanturk

2.6.27. A submission from Lidl (DLAP16-16-11672085) expresses concern that text of the plan, as currently worded, may be interpreted as precluding the redevelopment or expansion of existing retail operations located outside of the town centre. Submission requests changes to the text of plan dealing with the town centre / retail issues and a change to the GO-11 objective for Kanturk.

Chief Executives Opinion.

2.6.28. The draft plan as worded for Kanturk has identified a retail core, a larger area of existing town centre uses (KK-T-01) and a second larger area for town centre expansion (KK-T-02). Two regeneration sites have also been identified within the KK-T-02 area. The strategy outlined in the Draft Plan is consistent with the provisions of the Retail Planning Guidelines which state that the preferred location for new retail development is within the town centre and seek to retain retailing a core town centre function.

2.6.29. It is acknowledged that the existing Lidl store is located within the existing built up area to the south of the town centre on the Banteer road and is not within the town centre. As an existing business in the town, the Council will support reasonable proposals for the expansion of that business in accordance with normal proper planning and sustainable criteria.

Chief Executive's Recommendation: No change proposed.

Millstreet:

2.6.30. The most significant issue in relation to Millstreet relates to the request to rezone land in the greenbelt for a nursing home. A submission DLAP16-16-11876758 (O'Flynn) seeks the extension of the development boundary to facilitate a nursing home to the north east of the town.

Chief Executive's Opinion.

2.6.31. Having regard to the need for nursing homes generally to serve the needs of an ageing

population, it is proposed to extend the development boundary and zone lands to the north east of Millstreet to allow for a nursing home development.

Chief Executive's Recommendation: Amend plan to include zoning for nursing home. See proposed Amendment KM.03.04.04

Newmarket:

2.6.32. The most significant issue in relation to Newmarket is raised by a submission from IRD Duhallow (DLAP16-16-11855311) requesting a community zoning objective for their lands (12ha) at the James O'Keefe Institute to reflect the education/training and wider economic, social and community activities taking place on site. Submission indicates that development could be subject to an agreed masterplan and a conservation strategy for the site.

Chief Executive's Opinion:

2.6.33. The lands the subject of the submission are located partly within the existing built up area, partly within an area zoned as open space and partly within the greenbelt. The James O' Keefe Memorial Institute (Memorial House) is a protected structure (RPS 00162) as designated in the Cork County Development Plan 2014.

2.6.34. The area where the majority of buildings associated with IRD are located is within the existing built up area. The majority of the remainder of the lands are currently zoned as open space NK-O-02 in the draft plan with an objective for passive open space in recognition of the fact that part of the area is forested and contributes to the amenities of the town while the remainder includes the setting and curtilage of the James O'Keefe building, a protected structure which contributes to the character and setting of the town. The objective states that there is a general presumption against the development of the NK-O-02 lands. The balance of the holding is within the green belt.

2.6.35. On balance, given the contribution of IRD to the economy of the area and the wider community benefits of its activities, it is considered reasonable to zone a part of the land holding centred on the existing buildings on site, with a community objective providing for education and training uses and the provision of some economic, social and community services. It is essential however that the scale of development on the site, and the range of activities carried on there, does not detract from or compete with the role and function of the town centre and or the town itself.

Chief Executive's Recommendation:

Amend Plan to zone the portion of land currently within the existing built up area for Community uses – see detailed wording of proposed amendment KM.03.05.02

Retain balance of holding as per existing NK-O-02 with proposed revision to the objective allowing for agriculture type uses, ancillary to the newly proposed C-03 zoning. See proposed amendment KM.03.05.03.

2.7 KEY VILLAGES:

2.6.36. The following paragraphs list the significant issues raised in the submissions in relation to key villages. Full details of all submissions in relation to the villages, including the Chief Executives Opinion are available in Appendix A.

Ballydesmond:

2.6.37. A single submission was received in relation to Ballydesmond (Buckley) DLAP16-16-11872513 seeking the inclusion of lands within the development boundary.

2.6.38. The lands are located at the western side of the village adjacent to an existing quarry. Given the proximity to the quarry and the potential of the quarry to give rise to negative impacts on residential amenity in terms of noise, dust and other issues, it is not considered appropriate to extend the development boundary as requested. In addition, it is considered that there are ample lands in Ballydesmond to accommodate the scale of growth of 53 units as set out in the local area plan.

Chief Executive's Recommendation: No change proposed.

Banteer:

2.6.39. A submission from Classic Lodges (Ireland) Ltd, submission reference DLAP16-16-11850452, includes a specific request to include text in the plan supporting the suitability of the site of the former Duhallow Park Hotel (near Banteer) as a location for a crematorium. A second submission from the Banteer Lyre and Districts Community Council (DLAP16-16-11549577) raises a number of important infrastructural issues which need to be considered for the future development of the villages of Banteer, Lyre and Nad.

Chief Executive's Opinion.

2.6.40. The County Development Plan does not include any specific reference to crematoria and no national guidance in relation to such facilities exist. In the UK, LG1/232/36 "The Siting and Planning of Crematoria" published by the Department of the Environment provides guidance.

2.6.41. A crematorium is considered to be a "sui generis" use, in the sense that it does not fall within the land use categories used for zoning or exempted development. Such proposals can therefore be considered on their merits.

2.6.42. While the site proposed does have some merits, in particular its partially brownfield nature, in the absence of a detailed review of the site, and assessing the alternatives, it is considered that justifying this site alone for the use proposed would be premature.

2.6.43. It is considered appropriate to include text in the plan which relates to the key village of Banteer supporting the appropriate redevelopment of the site of the former Duhallow Park Hotel.

2.6.44. In general detailed road improvement / footpath issues are not a matter for the Local Area Plan however as Banteer is a key village additional text can be outlining that further upgrading of footpaths, roads and other infrastructural improvements will be required over the plan period.

Chief Executive's Recommendation:

Include text in the plan supporting the appropriate redevelopment of the site of the former Duhallow Park Hotel site. See proposed amendment KM.04.03.03. Include text regarding the need to upgrade footpaths and other infrastructure over the plan period. See proposed amendment KM.04.02.01

2.8 Villages:**Ballydaly**

2.6.45. A single submission was received DLAP16-16-11699049 (Guerin) seeking the inclusion of additional lands within the development boundary. Ballydaly is a very small cross roads settlement located approximately 4km from Millstreet. The village does not have any public waste water treatment infrastructure. The Local Area Plan already provides for the provision of 5 additional dwellings and there is ample land available within the current development boundary to accommodate that level of development.

Chief Executive's Recommendation: No change proposed.**Burnfort**

2.6.46. A single submission was received DLAP16-16-12137324 (Linehan) seeking the inclusion of additional lands within the development boundary. Much of these lands are already within the development boundary of Burnfort. The Local Area Plan makes provision for ten additional dwellings in the village and there is already ample land available within the development boundary to cater for that level of development.

Chief Executive's Recommendation: No change proposed.**Bweeng**

2.6.47. Three separate submissions were received (DLAP16-16-11584857, DLAP16-16-11592755, DLAP16-16-12137449) seeking the inclusion of additional lands within the development boundary. Bweeng is a small settlement with a very dispersed character and a very limited range of services and facilities. There has been a lot of development in the village over the last ten years or so, including a number of housing estates, the largest of which is the Droimneach estate where 80 units were permitted and approximately 67 were completed. Waste Water treatment infrastructure in the village is inadequate and cannot cater for additional development without significant investment.

2.6.48. The Local Area Plan makes provision for ten additional dwellings in the village and there is already ample land available within the development boundary to cater for that level of development, subject to the provision of appropriate and sustainable water services infrastructure. A small extension of the boundary is proposed in response to submission DLAP16-16-12137449.

Chief Executive's Recommendation: A small parcel of lands to be included within the development boundary. No other change proposed. See proposed amendment KM.05.01.07.01

Churchtown

2.6.49. A single submission was received DLAP16-16-11385455 (Sli Eile Housing Association Ltd.) requesting reference to the Sli Eile farm development be included in the plan. The important social contribution of the facility is recognised in adding to employment and economic activity of the local community however as the existing facility is outside of the Churchtown development boundary the issue raised is a matter for the County Development Plan.

Chief Executive's Recommendation: No change proposed.

Cullen

2.6.50. A single submission was received DLAP16-16-11879840 (Fleming) seeking the extension of the development boundary. This development boundary remains the same and has been carried forward through the 2005 and 2011 local area plans. It is considered that development boundary represents the extent of settlement and provides ample opportunities for development.

2.6.51. The area located at the junction of the L1114 and N72 is over 500 metres south east of the development boundary. To encourage additional development remotely from the current settlement boundary along the N72 national route is not considered appropriate. Consideration can be given to reuse of existing commercial uses on their planning merits in accordance with the policies set out in the County Development Plan 2014.

Chief Executive's Recommendation: No change proposed.

Dromahane

2.6.52. Eleven submissions were received in relation to the village of Dromahane. Two submissions sought the inclusion of lands within the development boundary on behalf of an individual family. DLAP16-16-11844355 & DLAP16-16-11873970 (Frawley)

2.6.53. The remainder of the submissions (9) which are similar in nature sought the inclusion of references and objectives regarding footpaths and other necessary infrastructure, the zoning of the community park as open space and the redesignation of lands adjoining the school for expansion of school facilities, etc. Submissions were received from the Dromahane Development Association, the Dromahane National School Parents Association, school principle and other interested individuals.

2.6.54. A number of changes to the plan are proposed as a result of the submissions received.

Chief Executive's Recommendation:

It is proposed to zone the community park in the village as open space and to dezone the current O-01 and partially replace with an educational zoning C-01 to allow for the future expansion needs of the primary school. See proposed amendments KM.05.01.13.01-04. Issues in relation to footpath provision, etc are best dealt with through the Municipal District Office and the Area Engineer. It is proposed to make a small extension to the development boundary as proposed in submissions DLAP16-16-11844355 & DLAP16-16-11873970.

Kiskeam

2.6.55. Two separate submissions were received DLAP16-16-11881059 (PJ O' Leary) and DLAP16-16-11880199 (John F O' Connor) seeking the inclusion of additional lands within the development boundary. Both these sites are at some remove from the existing development boundary. In relation to DLAP16-16-11881059 this site is located within the 50kmph speed limit and a footpath is nearby. In relation to the DLAP16-16-11880199 submission the site is located within the 50kmph speed limit. There is a bend in close proximity to the east of the site and the nearest footpath is 250 metres. This

2.6.56. It is considered that there are already ample lands within the development boundary of the village to cater for any development proposals. In terms of rural housing, Kiskeam is located within the Structurally Weaker Rural Area outlined in the County Development Plan 2014 which seeks to accommodate permanent residential development as it arises subject to good planning practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas. As such any planning proposals on these lands for those with a housing need can be considered on their merits in accordance with criteria set out in the County Development Plan.

Chief Executive's Recommendation: No change proposed.

Lombardstown

2.1.1. Three separate submissions were received. One submission sought the inclusion of the tennis club DLAP16-16-11305723 (Tony Ryan) in the village within the open space zoning whilst the other two DLAP16-16-11307793 & DLAP16-16-11309184 (Jerry O'Regan) sought the zoning of a larger area of lands to the west of the village as open space. It is proposed to zone the tennis club as active open space. In relation to the other lands it is not proposed to zone them as open space as they may be more suited to other uses such as housing.

Chief Executive's Recommendation: It is proposed to zone tennis club lands as active open space. No other change proposed. See proposed amendment KM.05.01.21.01

Lyre

2.1.2. A single submission DLAP16-16-11511096 (Lyre Community Association CLG) sought the inclusion of a number of issues for the village in the local area plan. The submission raises a number of important infrastructural issues which need to be considered for the future development of the village of Lyre and its hinterland. Many of these are detailed matters and not relevant for a local area plan.

Chief Executive's Recommendation: No change proposed.

New Twopothouse

2.1.3. There were 3 separate submissions in relation to New Twopothouse. Two sought the inclusion of lands outside the development boundary DLAP16-16-10847419 (Ursula Sheehan) and DLAP16-16-12139089 (Tony Palmer) while the other DLAP16-16-12175617 (John O'Flynn) requests that the scale of growth figures are omitted from the final LAP and disputes the extent of flooding within the town.

2.1.4. Ample lands already exist to cater for the population target in the village of New Twopothouse therefore no additional residential zoning is required. In relation to the scale of growth, the current policy approach to the appropriate scale of development to be located in the villages is supported by and in compliance with the Departments Guidelines on Sustainable Residential Development in Urban Areas. With respect to flood risk, the Council is using the best available information in relation to flood risk. In accordance with Council policy, intending developers have the opportunity to carry out a site specific flood risk assessment to verify the flood risk.

Chief Executive's Recommendation: No change proposed.

2.9 VILLAGE NUCLEI:

Gortroe

2.1.5. A single submission DLAP16-16-11452597 (Thomas Costelloe) was received seeking the extension of the development boundary. It is proposed to make a small extension to the village boundary of Gortroe. Rural housing policy also makes provision for the accommodation of local rural housing needs outside of the settlement network.

Chief Executive's Recommendation: It is proposed to amend the boundary. See proposed change KM.05.02.09.01.

Habitats Directive Screening Report

A number of amendments are proposed 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.

2.1 Issues from the Appropriate Assessment of the Plan

2.1.1. 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.

2.1.2. A number of amendments are recommended to give effect to the recommendations of the Appropriate Assessment of the Plan. The amendments include a number of minor boundary reductions and modification to the wording of objectives. These are set out by settlement in the table below and the detailed wording of the amendments is included in Appendix B.

Manager's Recommendation: Amend Draft Plan to include amendments as detailed in Table 1. The detailed wording of each amendment is set out by settlement in Appendix B.

Table1: Schedule of Recommended Appropriate Assessment Amendments.		
Location	Text/Objective No.	Amendment no.
Local Area Strategy	Section Two text	KM.02.04.03
Local Area Strategy	Table 2.3	KM.02.04.04
Local Area Strategy	LAS-01	KM.02.06.02
Mallow	Text re. water quality/compliance	KM.03.02.03
Kanturk	KK-U-04	KM.03.03.07
Kanturk	Boundary reduction for SAC	KM.03.03.02
Kanturk	Text re. water quality/compliance	KM.03.03.08
Millstreet	MS-U-03	KM.03.04.05
Millstreet	New MS-O-03	KM.03.04.03
Millstreet	Text re. water quality/compliance	KM.03.04.07
Newmarket	Text re. water quality/compliance	KM.03.05.04
Buttevant	BV-U-01	BV.03.06.03

Table1: Schedule of Recommended Appropriate Assessment Amendments.		
Location	Text/Objective No.	Amendment no.
Buttevant	Text re. water quality/compliance	BV.03.06.07
Key Villages Text	Paragraph text	KM.04.01.01
Banteer	Text re. water quality/compliance	KM.04.03.02
Boherbue	Text re. water quality/compliance	KM.04.04.02
Section 5. Villages, Village Nuclei and Other Locations	Include reference to the Lower River Shannon/River Feale Special Area of Conservation (Rockchapel) in f) of GO-01	KM.05.01.03.04
Bweeng	Text re. water quality/compliance	KM.05.01.07.02
Freemount	Boundary reduction for SAC	KM.05.01.14.01
Kilcorney	Boundary reduction for SAC	KM.05.01.17.01
Lombardstown	Open space zoning for SAC	KM.05.01.21.02
Lombardstown	Boundary reduction for SAC	KM.05.01.21.03
Nad	Open space zoning for SAC	KM.05.02.14.01

Appendix A List of Submissions

Settlement	Ref.	Interested party	PPU 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 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</p>	<p>See Section Two of this report which sets out the Council's strategy with regard to Active Land Management.</p> <p>Strategic Land Reserve issues are dealt with the CEO Reports for the Plans for the Metropolitan Area.</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. In addition, the Council is providing for Active Land Management as set out in Section Two of this report.</p> <p>See Section Two and Amendment re Active Land Management.</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>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> <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 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</p> <p>The indicated net residential yields along public transport corridors does not represent an efficient use of land.</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	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>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>settlement network .</p> <p>See Section Two of this report which sets out the Council's strategy with regard to Active Land Management.</p> <p>Strategic Land Reserve issues are dealt with the CEO Reports for the Plans for the Metropolitan Area.</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 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, Middleton and Carrigaline.</p> <p>Also provide details of other projects at various stages, planning, site acquisition etc in Clonakilty, Carrigtwohill and Skibbereen.</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>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
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 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, quite repetitive and not aimed at general consumption. Developer led plans. Basic information missing such as</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 which 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>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>Habitat Inventory, details of Mitigation Plan (neither yet complete).</p> <p>Development Contributions Scheme not drafted.</p> <p>Assets such as rivers and coast portrayed negatively e.g. as a flood problem.</p> <p>Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>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.</p> <p>How will aspirations and aims be resourced?</p> <p>How can local people get more involved at the actual development/implementation phases?</p> <p>Agriculture policy doesn't complement other land use policies.</p> <p>Contend that definition of sustainable development should be the one set out in the LECP.</p>	
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</p>	<p>Broadly supportive of the approach taken in the Plan.</p> <p>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.</p> <p>Where possible new zonings have tried to avoid archaeological sites.</p> <p>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.</p> <p>Additional LAS Objectives dealing with archaeology will be included to address issues raised.</p> <p>Amendments are proposed in relation</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>recommended by Councils Heritage Unit.</p> <p>Sets out a definition of archaeological heritage describes what that term comprises of.</p> <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>	<p>to the Archaeological Heritage. See Appendix B.</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 purpose.</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</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<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>	<p>the individual settlement heading as appropriate.</p> <p>See discussion in Section 2.3</p>
Countywide	DLAP16-16-11876775	Minister for Housing, Planning, Community and Local Government	See Section 2.3	See discussion in Section 2.3
Countywide	DLAP16-16-11591435	Environmental Protection Agency	<p>Submission makes the following comments:</p> <ol style="list-style-type: none"> 1. Development should be linked to the ability to provide water services infrastructure in advance of permission being granted. 2. Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. 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 	<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 in relation to water quality / habitat protection, must be provided and be operational in</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>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 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>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 and to include a commitment to the issue of Climate Change Adaptation.</p> <p>6. Habitat mapping for parts of the</p>

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				<p>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.</p> <p>7. This is not possible within the 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 additional 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>

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				<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 Section 2.3.</p>
Countywide	DLAP16-16-10945664	Eoin Gleeson	<p>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.</p>	<p>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</p>

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				<p>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.</p> <p>No Change Proposed.</p>
Countywide	<p>DLAP16-16-11881850</p> <p>DLAP16-16-9891830</p>	Gas Networks Ireland	<p>Natural gas has a key role is 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 Irelands sustainable transport targets. Initiatives such 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</p>	<p>Note the continued importance of a robust gas network and reliable supply to the economic well being of the County.</p> <p>No Change Proposed.</p>

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			<p>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 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.</p>	
Countywide	DLAP16-16-10800942	Health and Safety Authority	<p>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.</p>	<p>Noted. See Section 2.3.</p>
Countywide	DLAP16-16-11847067	Irish Water	<p>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. 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</p>	<p>Noted. See Section 2.3.</p>

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			<p>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 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 countys settlement hierarchy.</p> <p>Suggest that Councils assessment of</p>	

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			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.	
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 climate change as an issue. 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	DLAP16-16-11769006	K Dawson	Planners are not listening to local concerns.	<p>Noted. The submissions received during the public consultation were considered carefully and have lead to a number of Proposed Amendments.</p> <p>No Change Proposed</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. 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 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</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>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>Non Material Amendment, not required to be included in CE Report - Lee Estuary and Cork Harbour to be defined as a waterway as opposed to a watercourse.</p> <p>No Change Proposed</p>
Countywide	DLAP16-16-11877709	National Transport Agency	<p>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> <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</p>	See discussion in Section 2.3.

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			<p>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 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 UAEs.</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, Carrigtuoil areas and others: Ensure their Scale and location not undermine CASP, not excessively add</p>	

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			<p>to current patter 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.</p> <p>Submission makes the following specific comments :</p> <p>1. The Councils approach to flood risk needs to be expanded to 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><u>Location specific comments :</u> Youghal : Williamstown and Claycastle</p>	<p>See Section 2.3.</p> <p>For response to other location specific proposals, please see the CEO's report for that Plan.</p>

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			<p>area.</p> <p>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>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.</p> <p>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</p> <p>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:</p> <p>SLR 8 (Kilbarty / Carhoo/ Kilcully) development could adversely impact on the standard of defence being provided in the River Bride (Blackpool).</p> <p>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.</p> <p>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.</p> <p>SLR 6 Could increase flood risk along the Galsheen and Twopot rivers.</p> <p>MUEA4 and SLR7 - Curragheen River Catchment / part of the lands are at risk of flooding.</p> <p>SLR12 Oldcourt Impact on flood risk associated with downstream watercourses.</p>	

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			<p>MUEA3 and SLR11. Issues associated with Turloughs, Swallows holes and recent flood events to be considered.</p> <p>Midleton : Further consideration of issues needed. Flooding issues at 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. 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. 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 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>	

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			<p>Flood Storage areas</p> <p>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 Ballincroig) 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 commencing <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>	See section 2.4.
Countywide	DLAP16-16-11867531 DLAP16-16-11880909	South and East Cork Area Development Partnership CLG	<p>Key issues raised include the following:</p> <p>Social and Community Infrastructure:</p> <p>1. Principles of sustainability, social inclusion, quality of design and adapting to climate change underpinning the CDP should be carried through to the LAPs.</p>	1. It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the

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			<p>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.</p> <p>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 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>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.</p> <p>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.</p> <p>3. As above.</p> <p>4. See chapter 6 of the County Development Plan for details of the overall strategy for the economic development of the county.</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</p>

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			<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 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>	County.
Countywide	DLAP16-16-11589178	Submission from the 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 	<p>The Southern Regional Authority is broadly supportive of the Draft Plan.</p> <p>See Section 2.3</p>

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			<p>growth, and the key infrastructure required to accommodate this growth. In particular submission notes the phased infrastructure led development of the North East and North West Urban Expansion Areas in designated hub town of Mallow, supported by the objective so the LAP.</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 - 03 for the role of Mallow as a Hub Town and RSS-06 for the role of "Settlements in the Northern Area " 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	<p>Overall agreement with an East - West development (Midleton Ballincollig) of the Strategic Land 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</p>	See Section 2.3

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			<p>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 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</p>	

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			<p>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 DLAP16-16-11592294	Transport Infrastructure Ireland	<p>1. Protection of Existing National Roads: Routes to be indicated on overall 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>	See Section 2.3

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			<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>	
MD wide	DLAP16-16-11852196	Applegreen	<p>The submission seeks the inclusion of specific text objectives and policies within the proposed local area plans to facilitate the plan led development and delivery of off-line service areas along the county's road and motorway network. Text as follows: The Council supports the development of on and off-line motor service facilities in appropriate locations in proximity to the National Road network. They will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012 The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 advise that local authorities in the preparation of their plans, may consider policies for the provision for off-line service areas along the local authority's road network. Submission also requests that the Council develop a strategy to guide the coherent future development of off-line service areas within the County.</p>	<p>No amendment recommended. Comments are noted. County Development Plan objective TM3-1 references the need to consider the Spatial Planning and National Roads Guidelines for Planning Authorities 2012 and identifies that co-operation with the National Roads Authority is required in identifying the need for services areas.</p>
MD wide	DLAP16-16-12137156	Southern Regional Assembly	<p>This submission notes that the Draft LAP :</p> <p>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.</p> <p>b) has identified the strategic locations for future population and employment growth, and the key infrastructure required to accommodate this growth. 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> <p>c) Objective RSS-03 for the role of the Mallow Hub Town and RSS-06 for the</p>	<p>No amendment recommended. Submissions support for the Draft LAP is noted.</p>

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			<p>role of settlements in the Northern Area as the economic drivers for their hinterlands and improvement of accessibility.</p> <p>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.</p> <p>g) 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).</p>	
MD wide	DLAP16-16-11791728	cork nature network	<p>Submission welcomes that the principles underpinning the County Development Plan of sustainability, social inclusion, quality of design and climate change adaption carry through to the Local Area Plans, some general concerns are raised:</p> <p>I. Plans are very lengthy, quite repetitive and not aimed at general consumption.</p> <p>II. It is encouraged for wildlife areas to be created or current spaces developed to encourage wildlife.</p> <p>III. 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>IV Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>V How will aspirations and aims be resourced?</p> <p>VI. How can local people get more involved at the actual development/ implementation phases?</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>
MD wide	DLAP16-16-11805008	Rosaleen O'Leary	<p>Submission requests the introduction of a policy for sustainable living which facilitates community living within 4km of an urban settlement with land available for food production and forestry.</p>	<p>Submission is noted. This is primarily a matter for consideration in the next review of the County Development Plan.</p>
MD wide	DLAP16-16-11849089	Cork Cycling Campaign	<p>The Cork Cycling Campaign welcomes the many positive aspects of the Local Area Plans, particularly those that foster sustainable transport. Sustainable travel within the county is absolutely necessary to be consistent with the guiding principles of the County Development Plan. We have</p>	<p>Matters raised are addressed in the County Development Plan.</p>

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			<p>examined the LAPs with a particular focus on issues affecting cycling and walking. Our submission contains numerous comments on specific local plans, and also outlines several general recommendations. We believe that the issues raised are needed to promote the shift to sustainable travel within the county, increase the livability of our towns, and enhance the well-being of our residents.</p> <p>No specific reference is made in relation to the Kanturk Mallow in the submission.</p>	
Mallow		Dermot Twomey	<p>This submission relates primarily to lands which are in the ownership of the applicant. These lands are encompassed within the zonings MW-O-05, MW-R-1 1 and MW-O-06 of the draft Mallow Town Plan and located to the south of Mallow town within the townlands of Goodshill and Carhookeal. The N8 Cork to Limerick road runs along the western boundary of the lands in question.</p> <p>The submission notes that these lands were previously zoned in the 2007 SLAP for the purposes of strategic standalone industry as well as sports and residential care facility. The submission notes that the public consultation document published in advance of the Draft Plan proposed to retain the R-11 zoning whilst acknowledging that it suggested the review of the I-05 zoning as access to these lands could be an issue.</p> <p>Submission requests that the lands formerly zoned I-05 (proposed to be zoned MW-O-05 in the draft plan) be retained as Industry or Enterprise to allow for future expansion of the Mallow Business Park. Provision of adequate industrial and enterprise zoning for employment is critical to the sustainable growth of Mallow town. Submission suggests site can be readily accessed through the existing business park the layout of which has already taken this into account. A map is attached showing a proposal for an enterprise and industrial zoning.</p> <p>Submission also requests that R-17 residential zoning at Carhookeal be retained as the current distribution of</p>	See Section 2

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			<p>residential zoning is primarily to the north of the town.</p> <p>The submission also notes that the sport and recreation designation in Gooldshill area is no longer appropriate considering the moving of the GAA grounds to Carrigoon north east of the town.</p>	
Mallow	DLAP16-16-11875189	Quarry Park Ltd	<p>Submission supports the zoning of MW-B-03 for Business Uses. It notes and supports text in the plan which seeks to allow for flexibility of uses to support the demands of the Mallow economy in the zoning of lands for business uses. Proposes that similar wording should also be included in the text of the proposed MW-B-03 objective.</p> <p>It states this will assist with the overall plan objectives to diversify the employment base, directly address specific requirements, whilst allowing for the development of subject lands in accordance with the generally devised masterplan framework for implementation. It should also be recognised that the demand for employment space is market-led this was a key variable in the recently lodged planning application on the subject site (16/7121) for the development of 14 no. serviced sites, including site masterplan, for future employment uses.</p> <p>Lands are located at Lower Quarters town. Site measures approximately 11 hectares and is situated to the south of Mallow, just east of the N20 national route. The site is a Greenfield site located in the vicinity of concentrated employment uses.</p>	<p>It is considered that the MW-B-03 specific zoning objective and other text on page 42/43 of the draft plan relating to lands at Quarters town provide adequate flexibility for any development proposals.</p> <p>No Change Proposed</p>
Mallow	DLAP16-16-11777844	Hallmark Building Services Ltd.	<p>Submission welcomes the zoning of lands within the Draft Local Area Plan, but proposes the following amendment for Mallow:</p> <p>Modify the MW-R-05 objective to include the c. 6.93 hectares of land (within their ownership), which is currently within the MW-R-15 zoning. Proposed inclusion to MW-R-05 zoning outlined in red dashed line. and</p> <p>Modify the MW-R-05 objective to omit the reference to provide for school and/or other desirable community infrastructure.</p> <p>Submission suggests aligning site with the MW-R-15 masterplan area inhibits</p>	See Section Two.

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			developing the entire site and providing much needed housing. It also argues that the provision of a school in addition to a substantial creche would be a sizeable burden and that a school would be more appropriately located to the north of the masterplan lands.	
Mallow	DLAP16-16-12118593	Denis Murphy	<p>Submission outlines a number of observations and recommendations in relation to the town of Mallow under a number of headings and suggests their inclusion where appropriate in the Town Plan. It suggests the plan should be evaluated in the context of how it addresses the NSS hub designation and Mallows future growth, development and infrastructure requirements. The submission outlines many of the positive elements of Mallows location, heritage and economic activities.</p> <p>Roads and Transport:</p> <p>Submission states that provision for N72 Northern Relief Road should be a priority and outlines a number of other traffic and road issues for the town. In particular it suggests that Mallow needs a linked public transport service to include a new bus station adjacent to railway station. Recommends plan should seek delivery of M20.</p> <p>Tourism Development:</p> <p>Submission suggests consideration for tourism development in Mallow including Spa Tourism Concept, Historic Theme framed on Mallows Elizabethan heritage and a Literary theme.</p> <p>Industry and Employment:</p> <p>A Plan and Economic Development Programme for attracting and expanding Mallows industry, tourism, services sector and retail sector will be required to create sustainable employment for the town.</p> <p>A Cluster of Health, Wellbeing, Nutrition, Cosmetic and Pharmaceutical Industries could be developed through IDA/Enterprise Ireland and locate in Mallow. Further growth of engineering services sector to be encouraged.</p> <p>Desirable location for decentralised government departments, corporate</p>	<p>Points raised in this submission are noted. Much of this submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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>Objective MW-G-05 of the plan proposes a Traffic and Transportation Plan for Mallow which should address many of the issues raised in the submission.</p> <p>Issues in relation to MW-O-01 are discussed in Section 2 of this report.</p> <p>Councils approach to flood risk mapping is consistent with the Guidelines</p>

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			<p>headquarters, etc. Retail report should be commissioned to determine actions to prevent the ongoing decline of the town centre.</p> <p>Public Realm:</p> <p>Submission makes a range of interesting recommendations and outlines opportunities for public realm improvements that could be made in the town. In particular it emphasises the need for a public realm maintenance programme.</p> <p>MW-O-01:</p> <p>Submission proposes that MW-O-01 should be upgraded to residential development (including a nursing home) as it is best located in close proximity to the town. It is stated it would not result in traffic congestion problems that would arise from other housing development areas.</p> <p>Flood Risk Assessment:</p> <p>Mapping of flood zone B flooding extents should be re-examined in the context of AOD levels for residences and properties on the southern side of Navigation Road.</p>	
Mallow	DLAP16-16-11875771	O'Flynn Construction	<p>Submission requests that the Council separate the subject lands from the proposed MW-R-14 zoning objective and omit the MW-O-24 zoning within the subject lands, affording them the following zoning objective: Medium A Density Residential Development to include satisfactory access, servicing and landscaping. Lands to the north of the site which are at risk of flooding should in general be retained as open space with the potential to be included as an extension to the Spa Glen Amenity Corridor with provision for informal open space and recreation uses. * Development will be subject to the provisions of IN-01 in Section 1 ^ TIA and RSA Required This submission relates to lands at Keatley Close, off St Josephs Road, Mallow located to the west of the large MW-R-14 zoning proposed in the draft plan. The site comprises approximately 27 ha, located c.700m to the north east of the town centre. The submission suggests the objective for MW-R-14 fails to give clarity on the phasing or appropriate location of</p>	See Section 2 of the Report

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			<p>various elements which in effect impedes development by deterring the interest of potential developers. It is suggested that land parcels within the overall MW-R-14 should be zoned independently, similar to Dunkettle, to allow for the site to be phased in line with the provision of necessary infrastructure. Mallow as a hub town is at risk of not achieving its potential and the LAP needs to ensure housing is delivered in appropriate locations in the short to medium term.</p> <p>Submission also seeks the reduction of the proposed extension to the MW-O-24 Spa Glen Amenity Corridor open space zoning as it is viewed as excessive in light of the practical extent of the identified strategic flood zone areas, but also the significant reduction of the development potential of these lands (see map attached). Estimate that 107 to 215 dwelling units potential loss would accrue. Submission recommends an approach similar to that on the MW-R-04 site where text is included in the overall objective in relation to the Spa Glen Amenity Corridor.</p> <p>It is outlined that the site when examined in isolation generally meets the criteria specified in Section 2.2 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas unlike other residentially zoned lands within the town.</p> <p>State that they are in a position as an experienced developer to deliver high quality housing at this location in the short to medium term to contribute to growth targets and provide development contributions towards the larger infrastructure investment required.</p>	
Mallow	DLAP16-16-11471061	Zita O'Dwyer	<p>This submission refers to the 5 acre site of an existing dwelling house located 1km east of Mallow town on the main Mallow to Killavullen road. The land abuts Mallow Golf Club and is included within a large open space zoning MW-O-04 Blackwater Amenity Corridor.</p> <p>There is currently one dwelling on the site which is the submitters parents house. Outline planning permission for another dwelling on the land, to the west of the existing dwelling, was obtained in 1999, but was never pursued. Submitter now intends to apply for planning permission to build</p>	Lands are located within the Mallow development boundary. These lands are included as part of a wider zoning in the draft plan MW-O-04 Blackwater Amenity Corridor and have been zoned as open space in consecutive plans. The objective for this zoning seeks to protect and enhance the habitat, landscape, visual and

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			<p>her family home on this site, which would be in infill dwelling as there are existing houses to the east and west. The house would not be directly visible from the road and would not contravene the proposed planning objective. Submitter requests that the site be kept within the Mallow development boundary.</p>	<p>amenity qualities of the River Blackwater.</p> <p>An application on these lands can be considered on its merits and is unlikely to constitute a material contravention if it is of a similar nature as outlined in the submission.</p> <p>No Change Proposed</p>
Mallow	DLAP16-16-12136779	Michael O'Hanlon	<p>Submission seeks to retain the current zoning on the X-08 lands in Mallow to provide for roadside services as set out in the Kanturk Mallow Local Area Plan 2014 amendment. Submitter owns part of these lands. These lands were zoned as C-02 in the Mallow Special Local Area Plan 2007.</p> <p>Submission also requests that the boundary of the I-06 (also in their ownership) be extended southwards to the line of the flood zone. It suggest that the lands have been raised by the landowner over a number of years and are not at flood risk.</p> <p>Submission contends that as a hub town Mallow needs to develop self sufficiency and a critical mass and that removal of the employment generating zoning objective on this site (X-08) will undermine this. Submission notes that no roadside service areas are currently provided on the left hand side of the N20 from Charleville to Blackpool and that such services are vital. The draft as presented fails to take into account the fact that there is a need for such services on the fringe of Mallow.</p> <p>It outlines that the Cork hub town report identified Gooldshill as a commercial area that could accommodate roadside services development to include truck parking depot and ancillary overnight accommodation. Submission suggests that the lands are suitably located and can be designed to be compatible with the requirements of National Policy on the protection of National Routes in accordance with the NRA Service Area Policy (2014).</p>	<p>See Section two. Council uses the best available information in relation to flood risk mapping. In accordance with council policy, intending developers have the opportunity to verify the flood mapping by means of a site specific flood risk assessment.</p>
Mallow	DLAP16-16-12137023	Val and Leila Wallace	<p>Submission seeks to retain the current zoning on the X-08 lands in Mallow to</p>	<p>See Section Two</p>

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			<p>provide for roadside services as set out in the Kanturk Mallow Local Area Plan 2014 amendment. Submitter owns part of these lands. These lands were zoned as C-02 in the Mallow Special Local Area Plan 2007.</p> <p>Submission contends that as a hub town Mallow needs to develop self sufficiency and a critical mass and that removal of the employment generating zoning objective on this site will undermine this. Submission notes that no roadside service areas are currently provided on the left hand side of the N20 from Charleville to Blackpool and that such services are vital. The draft as presented fails to take into account the fact that there is a need for such services on the fringe of Mallow.</p> <p>It outlines that the Cork hub town report identified Gooldshill as a commercial area that could accommodate roadside services development to include truck parking depot and ancillary overnight accommodation.</p> <p>Submission suggests that the lands are suitably located and can be designed to be compatible with the requirements of National Policy on the protection of National Routes in accordance with the NRA Service Area Policy (2014).</p>	
Mallow	DLAP16-16-12119199	Mallow Development Partnership	<p>This submission is encouraged to see that the vision and strategy for Mallow is retained. It makes comment on a number of items including:</p> <p>Transport and Mobility: Support for Northern Relief Road and the sentiment to advance the M20. Request objective to develop a smarter travel strategy within the town including the provision of cycle lanes and bicycle parking areas, improved pedestrian connectivity and investigating the viability of a bus service. Support for Objective U-01 to retain the option for a link road or cycle way to the north of the town along the former railway route. Request the introduction of a Smarter Travel scheme to facilitate passengers along the Mallow Cork commuter route. Consider that residential development to the north west and north east of the town are premature</p>	<p>Points raised in this submission are noted. Much of this submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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>In relation to the transport issues</p>

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			<p>pending resolution of road infrastructure capacity issues.</p> <p>Lands at Bearforest Demesne:</p> <p>Suggests that the current vision for the Bearforest demesne should reinstate the potential for high quality lower density residential provision (as per Mallow Town Plan) which would be more in accordance with the historic conservation objectives for the Bearforest Demesne.</p> <p>Town Centre Uses:</p> <p>Support broadening the diversity of uses in the town and particularly the adaptation of the Living City Initiative to large towns such as Mallow.</p> <p>Support the allocation of a central site for the Farmers Market to increase footfall and complementary purchases in the core retail area (rear of the town hall and St. James Avenue or other alternative area)</p> <p>Request that the plan include objectives to allow the development of a night time economy (this could include for additional eat in restaurants rather than take away provision)</p> <p>Derelict and Vacant Sites:</p> <p>Support identification of derelict and vacant sites. Request that council would include: - site identified as T-06, derelict site at end of Tuckeys Hill and the former Favourite premises. Also support the redevelopment of the entire Central Hotel site.</p> <p>Community/Leisure Facilities:</p> <p>Support the development of Mallow Castle in conjunction with the renovated town hall and remedial works to the Spa House. Support the development of the town park along the Blackwater in the overall development of North Cork area.</p> <p>Urban Design Proposals:</p> <p>Wish to clarify that there was never any intention to interfere with grounds of St. Marys church and request that any reference to these matters in the Urban Design Plan submitted to the council in the local area plan are removed. Request that all other aspects of the Public Realm</p>	<p>outlined objective MW-G-05 of the plan proposes a Traffic and Transportation Plan for Mallow which should address many of the issues raised in the submission.</p>

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			Plan remain in place in the LAP as they have received favourable mention and these proposals, if implemented in the future, can significantly enhance the economic development of the town and improve the quality of life of its residents.	
Mallow	DLAP16-16-11604946	Lidl Ireland GmbH	<p>Submission requests that the proposed MW-GO-10 general objective, as presented in section 3.2.132, page 63 and 64 in relation to Mallow be amended to read as follows:</p> <p>Support and promote retail development within Mallow. Proposals for new retail development must be consistent with the statutory provisions of the Retail Planning Guidelines 2012. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of new residential uses to strengthen the vitality of the town centre.</p> <p>Submission raises concerns that the MW-GO-10 objective in the draft may have the effect of preventing the expansion of existing enterprises.</p>	This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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.
Mallow	DLAP16-16-11874260	Dairygold Co-operative Society Ltd	Submission relates to 3 town centre sites in the ownership of Dairygold. These sites are located to the west of the existing town centre. Generally the submission supports the approach to zoning of lands within their ownership in the Draft Plan. It requests however that the T-05 zoning objective be expanded to include retail uses, on the basis that, having regard to the Planning and Flood Risk Management Guidelines, such uses, being an intrinsic function of a town centre, are less vulnerable to flooding.	This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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.
Mallow	DLAP16-16-11847787	Representatives of Kathleen O'Meara (deceased)	Submission relates to lands which are subject of the proposed zoning MW-R-07 and MW-O-12 in the draft plan. Submission suggests the Draft Kanturk Mallow MD LAP has retained the land	This submission relates to lands that are covered by the provisions of the Mallow Town

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			<p>use zoning objectives from the existing town development plan despite the underlying Flood Zone mapping being out of date and subject to significant change. This has resulted in zoning conflicts with the County Development Plan and the Planning System and Flood Risk Management Guidelines / Planning Circular PL 2/2014.</p> <p>The submission makes a recommendation based on what land uses are appropriate on these lands taking into account the most up to date flood risk maps. According to the most up to date flood risk mapping approximately 60% of the site is located within Flood Zone A/B (high/moderate risk of flooding) with the remainder of the site residing in Flood Zone C.</p> <p>The submission report recommends Cork County Council should consider amending the Draft MD LAP zoning so that it applies the Sequential Approach and is compliant with the Section 28 Guidelines and Planning Circular.</p>	<p>Development Plan 2010. 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>
Mallow	DLAP16-16-11865232	Marie Forde	<p>Submission contends that the Mallow Town Centre Public Realm Enhancement Plan which includes a proposal for the provision of a new public space around St. Marys church has not been prepared in consultation with stakeholders as suggested in the Draft LAP and the primary stakeholders St. Marys church and its parishioners have not been consulted.</p>	<p>This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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>
Mallow	DLAP16-16-12382864	Archdeacon Gerard Casey	<p>Submission from the arch deacon, pp, objects to any proposals to the provision of a new public space around St. Mary's church as referred to in section 3.2.43 of the Kanturk-Mallow draft local area plan. It states the area is a protected structure and a liturgical space which includes the entire curtilage. Submission also</p>	<p>This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. The Town Development Plan continues to provide</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			notes that over 1200 individual objections are being submitted to the above and request that this is recorded in the minutes.	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.
Mallow	N/a	Residents of the Parish of Mallow (approx 1,200 persons)	These submissions are in support of submission from Archdeacon Gerard Casey (DLAP16-16-12382864) which objects to any proposals to the provision of a new public space around St. Mary's church as referred to in section 3.2.43 of the Kanturk-Mallow draft local area plan.	This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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.
Mallow	DLAP16-16-12118400	Charles Moore	Submission suggests that the proposed uses (tourism, cultural and/or educational uses) outlined in paragraph 3.2.53 in relation to Bearforest demense are poorly defined and potentially unsuitable and that it overlooks the element of the previous objective in the town development plan which allowed for sympathetic residential development. It proposes that there are more central and appropriate locations for tourism, cultural and educational uses and requests that the current status of the site as existing built up area within the development boundary be retained with the objective for the inclusion of residential development reinstated.	This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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.
Mallow	DLAP16-16-11875713	Forefront Construction	Submission requests that lands on Navigation road are zoned for Medium B Residential development to	This submission relates to lands that are covered by the

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			<p>provide for the appropriate and sensitive development of these lands, including the preservation and return to active use of the NIAH listed property. It is considered that this will provide the right conditions to allow for the redevelopment of what is a problematic derelict site in a prominent location, and within this, provide important certainty relating to the preservation of a building of historical value.</p> <p>Submission notes that site is within the designated existing built up area. It also notes permission was refused by Mallow Town Council in 2008 for 39 units on this site. Submission concurs that this represented overdevelopment of the site and consider that a Medium B residential zoning objective combined with supplementary text will help retain a building of such heritage value. Submission outlines the justification for the zoning based on paragraph 4.12 of the Development Plan Guidelines.</p>	provisions of the Mallow Town Development Plan 2010. 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.
Mallow	DLAP16-16-11871465	Mallow College	Mallow College propose the following wording for Section 3.2.57 Mallow College of Further Education offers QQI (Formerly FETAC), Accounting Technicians Ireland and ITEC accredited courses in a wide range of subjects. These courses are available on a full time or part time basis. The College also offers Honours Degree level qualification in conjunction with the IPA and are exploring options of offering further degree programmes on an outreach basis with 3rd level Colleges.	This submission relates to lands that are covered by the provisions of the Mallow Town Development Plan 2010. 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.
Kanturk	DLAP16-16-12119719	Don O'Connor	This submission refers to lands within the Kanturk greenbelt, to the south east of town. The lands are outside the development boundary. Permission for a 50 bed nursing home and assisted housing units was granted on the land in 2007 and the duration of this permission was extended in 2012 and expires in 2017. Submission requests that an appropriate statement recognising the existing planning permission be	See Section 2

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>incorporated into the draft local area plan or as an alternative extension of the town boundary to incorporate the land within which the permission has been granted. Submission states that lands are served with infrastructure and wish to emphasise that any re-application will only be to revive the nursing home aspect of the planning permission 07/4266.</p> <p>It suggests delay has been due to economic conditions and change in HIQUA requirements for a nursing home and that any new application would have to comply with these requirements. A correspondence letter is attached from architect to solicitor stating that a minimum of 80 bed spaces would be required and that text should be included in the plan to facilitate this.</p>	
Kanturk	DLAP16-16-11191041	John Aherne, Curragh, Kanturk, Co. Cork.	<p>Submission requests that lands, comprising 25 acres, within the Kanturk Green belt, to the north west of the town at Curragh be zoned for residential use. Submission states that the lands are dry, elevated and accessible, and are within the town speed limits. Part of the land was previously zoned residential in the 2003 County Development Plan. Submission indicates that the lands are easily sewerable and therefore the cost of servicing them is attractive. The land is accessed from two roads, the Curragh Road and the Newmarket Road and would be suitable for medium density residential development including serviced sites</p>	See Section 2
Kanturk	DLAP16-16-11879534	Michael & Mary Quinlivan	<p>Regeneration of the town centre in Kanturk indicates 2 no. sites. Submission suggests that there are many buildings on the main street which should be considered for inclusion in an urban regeneration designation and their exclusion will lead to many buildings falling into disrepair.</p>	<p>The Urban Regeneration and Housing Act 2015, provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration. The Draft Local Area Plan has identified two regeneration sites in Kanturk - the former Keatings bakery site which is derelict and vacant for many years and the mart site. The main objective in identifying</p>

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				<p>regeneration sites is to draw attention to the opportunities that exist to redevelop key sites within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration sites may, in time, qualify for the Vacant Sites Levy where the regeneration site is vacant or idle and this has adverse effects on the amenities / character of the area. The buildings referenced in this submission are located within the core of Kanturk Town Centre and, while they may be in need of repair or refurbished, it is not considered that they are in need of regeneration.</p> <p>No Change Proposed</p>
Kanturk	DLAP16-16-11875887	Grangefield Developments Limited	<p>Request that lands zoned KK-B-03, zoned residential in previous plans are appropriate for residential development. Much of the land currently zoned for residential use may be inadequate to meet the anticipated housing demands during the lifetime of the plan. Potential issues with residentially zoned lands are outlined in the submission with the analysis indicating that a number of them may be unlikely to be developed.</p> <p>It would be prudent to put in place a strategic land reserve for the Kanturk Area to cater for a potential failure to meet housing demand through existing residential designations. Grangefield Developments Ltd have the necessary resources to develop these lands and are willing to work</p>	See Section 2

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			with the County Council to ensure that the required upgrade of L-5075 would be completed to afford suitable access to the location. The KK-B-02 would be adequate to meet the likely demand during the course of the proposed plan for Business Development.	
Kanturk	DLAP16-16-11865660	Tom O' Sullivan and Bridget o Sullivan	Submission relates to a parcel of land located to the north of Kanturk town centre (approximately 500 metres). These lands have been carried forward retaining their O-07 agriculture zoning from the 2011 local area plan. Submission proposes that site zoned KK-O-07 in the draft plan should be zoned residential on the basis that it is associated with and has been sold in conjunction with the adjoining KK-R-03 plot (zoned residential). Submission states that the plot at present has no access except through the KK-R-03, is located within a predominantly residential location and/or surrounded by residentially zoned property and is entirely within the town boundary. Suggests that aligning the zoning with adjoin residential lands would enable proper planning considerations to apply to the entire landholding.	See Section 2
Kanturk	DLAP16-16-11672085	Lidl Ireland GmbH	Submission suggests a number of changes to the text and objectives of the plan dealing with town centre / retail development in Kanturk and seeks specific support in the text of the plan for the expansion of existing retail operations outside of the town centre, subject to the provisions of the retail planning guidelines and normal principles of proper planning sustainable development. Submission raises the concern that the text of the plan, as currently worded, may be interpreted as precluding the redevelopment or expansion of existing retail operations located outside of the town centre.	See Section 2
Millstreet	DLAP16-16-11876758	Tadgh and Anne O'Flynn	This submission requests that the development boundary of the town be expanded to include additional lands to provide a nursing home. The subject lands are located to the north east of the town centre, to the east of the R583 Drishane Road and comprise a long linear site to the rear of existing houses. An indicative layout is included indicating how the facility might be accommodated on the site. which highlights how the proposed	See Section 2

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			nursing home will integrate and have regard to adjacent residential development.	
Millstreet	DLAP16-16-11839314	Duggan Allied Steel Ltd.	This submission from Duggan Allied Steel Ltd wishes to acknowledge the provision of Business Zoning adjacent to the Square Millstreet. This will sustain existing activity and will support future expansion of our business and workforce.	Noted. No Change Proposed
Newmarket	DLAP16-16-11855311	IRD Duhallow Ltd.	<p>Submission requests that the IRD Duhallow lands at the James O'Keeffe Memorial Institute in Newmarket currently zoned NK-O-02 (passive open space), existing built up area and greenbelt in the Kanturk Mallow Draft Plan be rezoned NK-C-03 Community and Utility with the following text in the objective:</p> <p>Education and training campus and the provision of economic, social and community services. Development will be subject to an agreed masterplan and a conservation strategy for the site.</p> <p>This zoning is suggested for the following reasons: IRD Duhallow is already a major employer in Newmarket and an important provider of educational and training services throughout the Duhallow area. The future development of Newmarket and its rural hinterland will benefit from the proposals by IRD Duhallow to extend their education and training programmes to third level and to provide further economic, social and community services. The future expansion of IRD Duhallow will require additional buildings and floorspace for education and training uses which may not be consistent with the current zoning objectives. The IMERC site in Ringaskiddy is a relevant precedent as it also has a mix of educational and training facilities with the provision of support services. In the current 2011 LAP, the IMERC site was zoned C-01: Third level educational campus for marine related education, research and training. While some parts of the overall IRD site may be unsuitable for development on visual or conservation grounds, these issues could be addressed at the planning application stage.</p>	See Section 2
Ballydaly	DLAP16-16-11699049	Robert and Dorothy Guerin	This submission requests that the development boundary for Ballydaly	See Section Two

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			be extended to included additional lands owned by the submitter (identified on map submitted). Submission also objects to the plan identifying some of the submitter's land as being at risk of flooding and there has never been, and could never be, a flood there.	
Ballydesmond	DLAP16-16-11872513	Shane Buckley	Submission requests the extension of the development boundary to facilitate sustainable development of this key village. The site benefits from access and proximity to the main street. Site is located to the north west of the development boundary.	See Section Two
Banteer	DLAP16-16-11850452	Classic Lodges (Ireland) Ltd	Submission requests the amendment of the draft Kanturk Mallow Municipal District Local Area Plan to give general support to the provision of crematoria on brownfield sites in rural areas and to identify the former Duhallow Park Hotel site as a suitable location with specific zoning objective. The subject site is located on the N72 National Secondary Route in the townland of Dromcummer Beg approximately 4km southeast of the Kanturk and 16km west of Mallow. The former hotel site is proposed for the following reasons: There is a growing demand for cremation which until now has only been addressed in the urban areas. An analysis of this is outline in the submission. A crematorium is a particularly suitable use for a brownfield site in a rural area. The proposed site at Dromcummer Beg is ideally located to provide cremation services over a wide area of North Cork and Kerry. There is an extant planning permission for a substantial commercial development on this site. The proposed use as a crematorium would generate a lower level of traffic than the established and permitted uses A crematorium at this location would improve the range of social and community facilities in North Cork while providing new employment and an economic benefit for the area.	See Section Two
Banteer	DLAP16-16-11549577	Banteer Lyre and Districts Community Council	This submission from the Banteer Lyre and Districts Community Council details how the democratically elected community council has to date invested 4.3 million into many community projects in the area which provides excellent local facilities and services for the community to enjoy,	See Section Two

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			<p>and contributes to the quality of life of local residents . The Community Council is anxious to ensure that any future housing or other development in the Banter / Lyre / Nad areas further contributes to the development and maintenance of community facilities in the area, rather than just piggy back on the investment that the community has made to date. Submission notes that the Local Area Plan makes provision for an additional 212 houses within the three villages. The Community Council wants to ensure that if these houses are developed then additional amenity and recreational facilities need to be provided by developers with community agreement on what facilities to be provided. Alternatively developers should give a financial contributions to the local community groups. In this regard the submission identifies various local projects that require funding. Submission seeks clarification on when the water services infrastructure in Banteer and Lyre will be upgraded and urges the Council to address the serious flooding that has taken place at Banteer West to ensure it does not re-occur in the future. Th Community Council supports the development of small scale business development units in Banteer. In addition submission notes that the following issues need to be addressed:</p> <ol style="list-style-type: none"> (1) The Kanturk road footpath from Banteer village needs to be upgraded. (2) Derry Cross junction on the Millstreet road from Banteer needs to be made safe. (3) Lacklawn Cross to the Ball Alley road needs to be widened as the volume of traffic has increased significantly. (4) Banteer Bridge on the Clonmeen road needs upgrading (5) Speed controls are needed in Lyre and Banteer villages (6) Public lighting extension is needed on the Kanturk road from Banteer on the above mentioned footpath upgrade and also in Lyre. (7) Lyre village-a continuation of the footpath is needed on the western side of the village and rumble strips are needed within the village in the interests of road safety. (8) The Ard na Gleann estate in Lyre needs to be taken in charge. 	

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Burnfort	DLAP16-16-12137324	Jerry Linehan	Submission includes map and requests that consideration be given to include subject lands within the Burnfort development boundary. The majority of lands identified which are to the east and south of Burnfort are already included within the development boundary.	See Section Two
Bweeng	DLAP16-16-11584857	Michael Hennessy Ltd	Submission seeks an extension to the development boundary of Bweeng village and requests that the identified lands be zoned for residential use (3.03ha / 7.5 acres) to facilitate a residential development of an appropriate scale and character that will contribute to the sustainability of key village services including the local school, to provide an alternative option to the one-off rural housing, and to maximise existing Irish Water services. The lands are currently partly inside (c1ha.) and partly outside (c.2.03ha), the current development boundary. The lands include part of the Droimneach housing estate and adjacent lands.	See Section Two
Bweeng	DLAP16-16-11592755	Donal and Catriona Barrett	This submission seeks to have the development boundary of Bweeng village extended to include additional lands owned by the submitter, and to have the "scale of growth figure" for the village increased beyond its current level of ten units. The submission seeks to include additional lands to the north west of the settlement, fronting onto the R619. The current "scale of growth figure" of ten is considered to be impractical and detrimental to the sustainable development of the village. Submitter notes that the waste water infrastructure in the village has " little or no spare capacity" and points out that he owns land adjoining the treatment plant which could be used to facilitate expansion of the treatment plant and the provision of additional houses. Some of the lands owned by the submitter were included within the development boundary of the village in the 2005 Local Area Plan but were removed in the 2011 and submitter seeks to have these lands included again.	See Section Two
Bweeng	DLAP16-16-12137449	Maureen O'Reilly Tierney	Submission requests that the subject lands are appropriate for inclusion in the development boundary and were subject of a successful planning application in 1970's. Proposal is a small site located towards the eastern side of the Bweeng village boundary.	See Section Two
Churchtown	DLAP16-16-11385455	Sli Eile Housing Association Ltd.	Sli Eile work with people who have mental health difficulties and offer	See Section Two

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			<p>people an opportunity for self-reliance through participation in community living as a tenant of Sli Eile Housing Association. Sli Eile have taken a lease on Burton Park house and farm at the outskirts of Churchtown and have operated here since December 2012 with residents and staff involved in organic farming, dairy and dry-stock rearing. It is intended to expand the accommodation at the farm. The site is located outside the Churchtown settlement but it borders the village with a direct existing public footpath link.</p> <p>Submission requests that the LAP document acknowledges the current Sli Eile farm development of "supported community living" adjacent to the existing community facilities within Churchtown, adding to the local employment and economic activity of the local community.</p>	
Cullen	DLAP16-16-11879840	Michael Fleming	<p>Submission suggests that the area at the southern side of the village along the N72 which contains a village shop and service station, Kealy's Bus depot, a light industrial unit, the site of the old school and several residential units should be included within the village boundary. It notes it is an intergal part of the village of Cullen. Submitter owns a site within this area with frontage onto both the L1114 and the N72. Lands are located at some remove from the existing development boundary along the N72.</p>	See Section Two
Dromahane	DLAP16-16-11538263	Denis Murray	<p>This submission points to the urgent need for the provision of a footpath connecting Dromahane National School to the nearby church yard and the village and requests that on objective be included in the Local Area Plan to give effect to this and ensure the path is provided.</p> <p>Dromahane National School is located in the South West of the village of Dromahane along a heavily trafficked local road. The school now caters for approximately 250 pupils and 19 full time staff members. During the preceding plan period the school has been extended on three occasions. This growth has inevitably led to increased vehicular traffic attempting to access the school, with no off street parking, the school is largely dependent on the existing church car park to provide safe parking, particularly at peak times. However</p>	See Section Two. Points raised in the submission are noted particularly the need for the provision of footpaths adjoining the school.

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			<p>large gaps in the pedestrian walkway network between the church, school and indeed village is now presenting a significant health and safety challenge with pupils and parents forced to walk on the public road which can also be severely congested with parked cars which in itself presents a threat to public safety.</p> <p>Recently the Department of Education has sanctioned the construction of a new school building which will replace the majority of the existing facility on site. In this regard the need for the walkway is paramount when matters such as additional construction traffic to and from and school are factored in. A new utility objective should be included in the new Local Area Plan, providing for a pedestrian link between the church car park and the school as this would underline the County Councils commitment in facilitating the ongoing sustainable development of Dromahane. Map and suggested wording for a new objective included.</p>	
Dromahane	DLAP16-16-11545001	Denis Murray	<p>This submission seeks the re zoning of land in Domahane Village. The land is currently zoned as Open Space, Sports, Recreation and Amenity (Land is marked as O-01 in Draft Local Area Plan for Dromahane). The submission seeks to have the zoning changed to Educational and Community use.</p> <p>Dromahane National School is located in the South West of the village of Dromahane along a heavily trafficked local road. The school caters for approximately 250 pupils and 19 full time staff members. During the preceding plan period the school has been extended on three occasions. Recently the Department of Education has sanctioned the construction of a new school building which will replace the majority of the existing facility on site. In this regard the need for additional space for the school is very important when future village development and projected increases in village population are taken into account.</p> <p>Recently the Council has provided land for Open Space and Recreational Uses to the eastern side of the village. This land is currently being developed in conjunction with the Village Community Development Association. This development will be more than adequate to meet the needs of the</p>	See Section Two.

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			community in the future. With the proposed building of a new school (as provided for in the 5 Year Capital Investment Programme) the current school site may not be adequate to provide sufficient school facilities or play areas. The land towards the back of the school is ideally situated for such a purpose. Submission includes a suggested wording for the new objective for the lands - C-01 Facilitate the future extension of existing adjacent educational facility, including but not limited to additional classrooms and ancillary recreational facilities.	
Dromahane	DLAP16-16-11589061	Dromahane NS Parents Association	This submission from Dromahane Primary School Parents Association highlights the urgent need for a pedestrian walkway from Dromahane Church car park to the footpath opposite Dromahane National School. The school along with the village has grown exponentially in recent times and now caters for approximately 250 pupils and 19 full time staff members. This growth has inevitably led to increased vehicular traffic attempting to access the school, with no off street parking, the school is largely dependent on the existing church car park to provide safe parking, particularly at peak times. However large gaps in the pedestrian walkway network between the church, school and indeed village is now presenting a significant health and safety challenge with pupils and parents forced to walk on the public road which can also be severely congested with parked cars and passing traffic including trucks to and from the quarry and haulage companies located outside the village, which in itself presents a threat to public safety. Submission requests that a specific objective be included in the Local Area Plan re the provision of the footpath. Map included showing route of proposed path.	See Section Two. Points raised in the submission are noted particularly the need for the provision of footpaths adjoining the school.
Dromahane	DLAP16-16-11589892	Dromahane National School Parents Association	This submission from Dromahane Primary School Parents Association seeks the rezoning of lands surrounding Dromahane National School. The lands are currently zoned O-01 and the submission requests that they be rezoned to facilitate the expansion or replacement of Dromahane National School or ancillary facilities to serve same (educational and ancillary uses.)	See Section Two

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Dromahane	DLAP16-16-11591044	Dromahane National School Parents Association	<p>This submission states that pedestrian connectivity in the village of Dromahane is inadequate, particularly with regard to connections between the school and the village centre. There are considerable gaps in footpath provision at this point, forcing children to walk along a heavily trafficked road presenting threats to both pedestrians and other road users. This problem becomes most acute at peak school times with parked cars causing congestion and reducing visibility, further undermining pedestrian and road safety.</p> <p>Whilst some traffic calming measures have been put in place in the form of speed bumps, these measures will only provide temporary relief and the situation that persists is not sustainable in the long term. Submission indicates that traffic speeds within the village needs to be addressed urgently and additional traffic calming measures are required, including enhancements to both the operation and visibility of pedestrian crossings including but not limited to proper advance warning measures, demarcation lines and rumble strips. Traffic from a nearby quarry and haulage company accessing the village makes the case for further calming measures more pertinent.</p> <p>The new community park is a valuable asset to the Dromahane community and it is being utilised for school related recreational activities, however given the foregoing matters we are concerned that full potential of this park will not be realised in the absence of essential traffic calming measures outside the school and crossroads.</p>	See Section Two. Points raised in the submission are noted particularly the need for the provision of footpaths adjoining the school.
Dromahane	DLAP16-16-11590263	Dromahane National School Parents Association	<p>This submission from Dromahane National School Parents Association notes that Dromahane is currently listed as a village in the Draft Local Area Plan, yet has a population equivalent to 66% of all the designated Key Villages combined. Submission notes that, with a population approaching 1,000 people and approximately 343 households, Dromahane is now equivalent in size with regard to population to both Buttevant and Newmarket, both of which are listed as towns in the Local Area Plan. Submission respectfully demands that the status of</p>	<p>The settlement network was determined during the preparation of the 2005 Local Area Plan and was carried forward, largely unchanged in the 2011 Local Area Plan. This District already has 6 key villages. In the absence of a full review of the classification of all villages, which might</p>

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			Dromahane be enhanced to that of key village, allowing for a properly co-ordinated blue print for the future development of the village and allowing it access additional funding, resources and infrastructural enhancements available to areas designated as Towns and Key Villages	see some villages currently identified as key villages reclassified as villages, it is not proposed to amend the settlement network for the final plan.
Dromahane	DLAP16-16-12120016	Dromahane Development Assoc.	<p>Submission make a number of observations:</p> <p>0-01 zoning be maintained in light of ongoing school expansion, lack of green space in the vicinity of the school and proximity to a large residential zoning.</p> <p>Urban renewal of the village centre cross roads and village-wide improvements to pedestrian facilities be included under the DB-01 (development boundary) objective.</p> <p>Status of Dromahane is raised from village to key village as it satisfies much of the criteria for a key village (these are listed in the submission).</p> <p>Development of further housing units should not proceed until social amenities and infrastructure are addressed.</p> <p>Two derelict sites are identified within the village suitable for retail/commercial use and car parking areas.</p> <p>Road surfaces in the village and the approach roads need urgent attention.</p> <p>LAP to show the existing Community Park which was recently constructed.</p> <p>Need for continuous footpaths and a raised crossing point for children to access community park</p> <p>Request that plan show a pedestrian link to serve the community park and schools from the wider residential areas, etc.</p> <p>Request that village centre car parking, appropriate boundary treatment and public seating be included in the requirements set out in the T-01 objective.</p> <p>Propose raised controlled pedestrian crossing in vicinity of school and church car park.</p> <p>Raised junction table at the crossroads to ensure traffic calming and pedestrian priority.</p> <p>Flashing speed indicators at locations north and south of the village on the R619</p> <p>Parking in the village is an ongoing problem which needs to be</p>	<p>See Section Two.</p> <p>Points raised in the submission are noted particularly the need for the provision of footpaths adjoining the school.</p> <p>The settlement network was determined during the preparation of the 2005 Local Area Plan and was carried forward, largely unchanged in the 2011 Local Area Plan. This District already has 6 key villages. In the absence of a full review of the classification of all villages, which might see some villages currently identified as key villages reclassified as villages, it is not proposed to amend the settlement network for the final plan.</p>

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			addressed. Note: 2 detailed drawings of the village are attached to the submission illustrating many of the points raised.	
Dromahane	DLAP16-16-12119411	Joseph and Joan O'Callaghan	Request that the O-01 designation be removed from their lands on the basis that an amenity park has already been developed in the village. Submission also wishes to point out that they continue to farm the land and live on their holding in the village	See Section Two
Dromahane	DLAP16-16-11844355	Shane Kerrisk & Edel Frawley	Submission requests an extension of the Dromahane village settlement boundary along the R620 to the east of the village. Reasons are outlined to support the inclusion of the site: Delivery of 63 units to the village is not realistic. Plan does not demonstrate how units can be delivered using current lands. Site is infill (not agricultural), in close proximity to residential uses, and therefore more sustainable in terms of development than Greenfield sites. Village begins at the top of Dromore Hill when you arrive at the Welcome to Dromahane sign. Site is within this area and the 50kph speed limit. Extension is close to employment uses of Nazareth house and with its redevelopment the area is becoming more urban in character. Landholding benefits from a footpath. Existing agricultural entrance is a traffic hazard. historical maps (circa 1913) attached demonstrate that there is evidence that this area formed part of the residential supply for the village Majority of the area for the proposed extension is already developed (2 houses) and this extension will only facilitate a single unit. Proposed extension is to facilitate a family who have lived in the area for generations and who would like to live in close proximity to their family (parents). Submission emphasizes their strong connections to the community and notes that obtaining a site within the village boundary is extremely difficult.	See Section Two. These lands are located within the 50kmph speed limit. The submission proposes the extension of the development boundary to include 2 established houses and a site. The location has both footpath adjacent and street lighting. It is proposed to amend the draft plan to include these lands.
Dromahane	DLAP16-16-11873970	Michael & Anne Frawley	Submission requests an extension of the Dromahane village settlement boundary along the R620 to the east of the village. Reasons are outlined to support the inclusion of the site: Delivery of 63 units to the village is not realistic. Plan does not	See Section Two. These lands are located within the 50kmph speed limit. The submission proposes the extension of the development

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			<p>demonstrate how units can be delivered using current lands.</p> <p>Site is infill (not agricultural), in close proximity to residential uses, and therefore more sustainable in terms of development than Greenfield sites.</p> <p>Village begins at the top of Dromore Hill when you arrive at the Welcome to Dromahane sign. Site is within this area and the 50kph speed limit.</p> <p>Extension is close to employment uses of Nazareth house and with its redevelopment the area is becoming more urban in character.</p> <p>Landholding benefits from a footpath. Existing agricultural entrance is a traffic hazard.</p> <p>historical maps (circa 1913) attached demonstrate that there is evidence that this area formed part of the residential supply for the village</p> <p>Majority of the area for the proposed extension is already developed (2 houses) and this extension will only facilitate a single unit.</p> <p>Proposed extension is to facilitate the daughter of the interested party and to allow her to remain living in close proximity to her parents. Submission emphasizes her strong connections to the community and notes that obtaining a site within the village boundary is extremely difficult.</p>	<p>boundary to include 2 established houses and a site. The location has both footpath adjacent and street lighting. It is proposed to amend the draft plan to include these lands.</p>
Dromahane	DLAP16-16-11880665	Adele Maher MRTI	<p>Submission suggests that as the draft plans and supporting material do not show the deliverable development sites available within the plan period to deliver the 63 new residential units proposed for Dromahane that the plan is fundamentally flawed.</p> <p>Suggests if the plan is promoting development of undeveloped greenfield land within the village in advance of developing brownfield lands such as those along the Mallow Road that it does not appear to accord with sustainable objectives in the draft plan.</p> <p>It also suggests that the plan does not show how alternatives have been considered, accessed and are being consulted on. Without this consider that the Draft plan may be in breach of the SEA Directive. Strongly suggest legal advice is sought on this matter.</p>	<p>Noted. The Council is satisfied that the plan for Dromahane is appropriate.</p>
Gortroe	DLAP16-16-11452597	Thomas Costelloe	<p>This submission requests that the development boundary of Gortroe Village be extended to include additional land to the north.</p> <p>The landowner has 5 children all who grew up in Gortroe who are interested in living in this location. The land has been in the family for 50 to 70 years</p>	<p>See Section Two</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			at least. The Development boundary of Gortroe currently only has development for 5 houses and does not include the submitters land. The land which is included in the boundary is not for sale and is owned by people living in Dublin. Current plan for Gortroe is restrictive. Other neighboring Villages have ample areas allocated for development, however Gortroe for some reason seems very restricted. It would be great for the Village to see some young residents moving in for the future sustainability of the Village. Also the land proposed for inclusion within the boundary has frontage onto two roads and abuts the current Village boundary.	
Kiskeam	DLAP16-16-11881059	PJ O' Leary	Submission request that additional land be included within the development boundary of Kiskeam. The site is located to the south west . Submission suggests that the identified site is ideal for a single house of small scale housing scheme and that there is a lack of such sites in the village. It is located within the 50kmph, has access to water services, footpath and lighting.	See Section Two
Kiskeam	DLAP16-16-11880199	John F O' Connor	Site is located to the west of Kiskeam village, just outside the development boundary and within the village speed limit along the R557. A cluster of residential development is already located in close proximity to the site. Submission suggests that site which is currently outside the village boundary be included in the development boundary and is appropriate for serviced residential sites. It notes that the lands have access to all the required services including water and the public sewer which are not available to the east of the village. Suggests such sites are necessary as it is becoming increasingly difficult to get sites suitable for development in rural areas especially in terms of treatment of effluent.	See Section Two
Lombardstown	DLAP16-16-11305723	Tony Ryan	This submission requests that the tennis court in Lombardstown be zoned as open space.	See Section Two
Lombardstown	DLAP16-16-11307793	Jerry O'Regan	This submission indicates that there is no active open space in Lombardstown and this is becoming a major issue for the village as the population grows. Submission proposes that an area of land within the development boundary near Baile Glas estate (to the north west of the village and north of the railway line)	See Section Two

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			be zoned as open space to promote, protect and develop the young people. There are over 35 children in the Baile Glas and Gort na Collie estates and open space is needed as a social responsibility.	
Lombardstown	DLAP16-16-11309184	Jerry O'Regan	This submission proposes the zoning of land for open space use in Lombardstown. The land is adjacent to the Eco House Scheme (Old Allotments). This land is the same land propsoed for open space zoning in submission DLAP16-16-11307793.	See Section Two
Lyre	DLAP16-16-11511096	Lyre Community Association CLG	This submission indicates that Lyre Community Association are in the process of building a playground and park area within the village boundary and they would like a J.V with the council on this project. As the graveyard is almost full, submission indicates that consideration should be given to extending the existing graveyard to the west and that the local landowner will co-operate. In addition the following should be considered: (1) the L1129 joining Lacklown bridge to the R579 needs upgrading due to increased flow in traffic, this as a consequence of no shop/post office now in Lyre village. (2) Public lighting to be extended on the western side of the village (3) Footpaths to be extended on the western side of the village (4) A tree planting programme needs to be put in place around the new waste water treatment plant and to the northern side of the Ard na Gleann estate, to curtail wind flow and improve appearances of the estate. (5) Rumble strips or some traffic calming measures need to be put in place on approach to the national school	See Section Two
New Twopothouse	DLAP16-16-10847419	Ursula Sheehan	This submission requests that the development boundary of New Twopothouse be extended to the west to include a site owned by the submitter. The map submitted shows the site is located west of the N20 and west of the railway line while the existing development boundary stops to the east of the railway line, a significant distance from the site.	See Section Two. The village does not have any public waste water treatment facilities. The Local Area Plan makes provisions for ten additional dwellings in the village and there is already ample land available within the development boundary to cater for that level of development, subject to the provision of

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
				<p>appropriate and sustainable water services infrastructure.</p> <p>The lands proposed for inclusion in the development boundary are located a considerable distance west of the existing development boundary (400 metres). An area at risk of flooding associated with the water course running to the south of the village partially encroaches on the site. This watercourse has flooded in past.</p> <p>No Change Proposed</p>
New Twopothouse	DLAP16-16-12139089	Tony Palmer	<p>Submission requests that lands within the village of New Twopothouse (north east of the village core) are included within the development boundary on the basis that they are suitable for small scale residential development such as retirement homes. It states that two access options to these lands have been forwarded to the TII (NRA) who considered that option (2) which passes the front of the cafe was their preferred option. Submission includes a map of two road access options to the site.</p> <p>Note: Maps are not of high quality but option 1 appears to permit access to the lands via an existing domestic entrance which accesses the N20. Option 2 appears to propose the use of an existing through road accessed off the R581 via an existing shop and cafe.</p> <p>Submission includes an email response from Mr. Ger Patton of the road design office stating that from a national roads point of view, option 2 is a preferable solution as traffic movements to and from the N20 would be confined to the existing Newtopothouse junction. Note: Details of this correspondence may need further clarification.</p> <p>Submission contends that the lands to</p>	<p>This submission was considered at the pre-draft consultation stage. Ample lands already exist to cater for the population target in the village of New Twopothouse therefore no additional residential zoning is required. Consideration may be given to the extension of the boundary to cater for the future educational needs of the existing school, which is accessed from the R581, if required but this is not being suggested in the current submission.</p> <p>No Change Proposed</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			the southern side of the road have been identified as a flood plain and were completely flooded during the previous years heavy rains.	
New Twopothouse	DLAP16-16-12175617	John O'Flynn c/o Cook Architects	<p>Submission requests that the figures relating to the overall scale of growth within villages and size of individual development schemes are omitted from the final LAP.</p> <p>Requests that the flood zone on the subject lands is properly assessed and removed from the final local area plan as it is exaggerated. Also ask the council to note that a flood risk assessment was carried out on the site in 2014 which concluded that the only a catastrophic flood event would result in flooding of the site. This flood risk assessment is attached to the submission.</p> <p>Permission recently expired on planning ref. 09/4078 (June 2015) for 77 dwellings, 3 retail units and creche. Intend to submit an altered scheme in the near future more suited to the needs of the village. Submission suggests that table 5.1 sets out what may become prescriptive lists on the scale of growth. In this case 10 units over 5 years. A cursory review of Census 2011 figures reveals a far greater extent of housing being constructed in rural areas which needs to be considered. Suggests it would be more prudent to rely on paragraph 5.1.7 and 5.1.8 of the Draft LAP to ensure that development within villages is at a scale and design appropriate to the village.</p>	<p>The current policy approach to the appropriate scale of development to be located in the villages is supported by and in compliance with the Departments Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>The scale of growth as carried over from the previous local area plan for New Twopothouse is set out in table 5.1 and suggests that development should not normally exceed the provision of up to 10 units. It should be noted that there is no existing Irish Water Services (waste water) available in New Twopothouse (see table 2.3 of draft plan) and unless Irish Water Infrastructure is provided, development will be limited to individual houses with their own wastewater treatment plant.</p> <p>With respect to flood risk, the Council is using the best available information in relation to flood risk. In accordance with Council policy, intending developers have the opportunity to carry out a site specific flood risk assessment to verify the flood risk.</p> <p>No Change Proposed</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
MD wide	DLAP16-16-11852196	Applegreen	<p>The submission seeks the inclusion of specific text objectives and policies within the proposed local area plans to facilitate the plan led development and delivery of off-line service areas along the county's road and motorway network. Text as follows:</p> <p>The Council supports the development of on and off-line motor service facilities in appropriate locations in proximity to the National Road network. They will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012</p> <p>The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 advise that local authorities in the preparation of their plans, may consider policies for the provision for off-line service areas along the local authority's road network. Submission also requests that the Council develop a strategy to guide the coherent future development of off-line service areas within the County.</p>	<p>No amendment recommended.</p> <p>Comments are noted. County Development Plan objective TM3-1 references the need to consider the Spatial Planning and National Roads Guidelines for Planning Authorities 2012 and identifies that co-operation with the National Roads Authority is required in identifying the need for services areas.</p>
MD wide	DLAP16-16-12137156	Southern Regional Assembly	<p>This submission notes that the Draft LAP :</p> <p>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.</p> <p>b) has identified the strategic locations for future population and employment growth, and the key infrastructure required to accommodate this growth.</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> <p>c) Objective RSS-03 for the role of the Mallow Hub Town and RSS-06 for the role of settlements in the Northern Area as the economic drivers for their hinterlands and improvement of accessibility.</p> <p>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.</p> <p>g) Social Inclusion and Regeneration</p>	<p>Submissions support for the Draft LAP is noted.</p> <p>No Change Proposed</p>

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			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).	
	DLAP16-16-11791728	cork nature network	<p>Submission welcomes that the principles underpinning the County Development Plan of sustainability, social inclusion, quality of design and climate change adaption carry through to the Local Area Plans, some general concerns are raised:</p> <p>I. Plans are very lengthy, quite repetitive and not aimed at general consumption.</p> <p>II. It is encouraged for wildlife areas to be created or current spaces developed to encourage wildlife.</p> <p>III. 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>IV Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>V How will aspirations and aims be resourced?</p> <p>VI. How can local people get more involved at the actual development/ implementation phases?</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>
	DLAP16-16-11805008	Rosaleen O'Leary	Submission requests the introduction of a policy for sustainable living which facilitates community living within 4km of an urban settlement with land available for food production and forestry.	Submission is noted. This is primarily a matter for consideration in the next review of the County Development Plan.
	DLAP16-16-11849089	Cork Cycling Campaign	<p>The Cork Cycling Campaign welcomes the many positive aspects of the Local Area Plans, particularly those that foster sustainable transport. Sustainable travel within the county is absolutely necessary to be consistent with the guiding principles of the County Development Plan. We have examined the LAPs with a particular focus on issues affecting cycling and walking. Our submission contains numerous comments on specific local plans, and also outlines several general recommendations. We believe that the issues raised are needed to promote the shift to sustainable travel within the county, increase the livability of our towns, and enhance the well-being of our residents.</p>	Matters raised are addressed in the County Development Plan.

Settlement	Ref.	Interested party	PPU Summary of Submission	Chief Executive's Opinion
			No specific reference is made in relation to the Kanturk Mallow in the submission.	

Appendix B Chief Executive's Recommended Amendments to the Draft Kanturk Mallow Municipal District Local Area Plan

This appendix sets out the County Manager's recommendations for the material changes to the Draft Kanturk Mallow Electoral Area 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.

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 December 2016.

Appendix B List of Amendments recommended by the Chief Executive

Ref.	Amendment	Page No.																																													
	Section One: Introduction																																														
<p>KM 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>																																															
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	<table border="1"> <thead> <tr> <th>Municipal District</th> <th>Population 2011</th> <th>Main Towns</th> <th>No of villages</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ballincollig-Carrigaline</td> <td>71,946</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>42,454</td> <td>Bandon, Kinsale (Kinsale Town Development Plan, 2009)</td> <td>34</td> </tr> <tr> <td>3</td> <td>Blarney-Macroon</td> <td>43,398</td> <td>Blarney, Macroon (Macroon Town Development Plan, 2009)</td> <td>54</td> </tr> <tr> <td>4</td> <td>Cobh</td> <td>53,544</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>42,399</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>42,226</td> <td>Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown</td> <td>29</td> </tr> <tr> <td>7</td> <td>Kanturk-Mallow</td> <td>47,305</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>56,530</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>	Municipal District	Population 2011	Main Towns	No of villages	1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5	2	Bandon-Kinsale	42,454	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34	3	Blarney-Macroon	43,398	Blarney, Macroon (Macroon Town Development Plan, 2009)	54	4	Cobh	53,544	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	42,399	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30	6	Fermoy	42,226	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29	7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46	8	West Cork	56,530	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands		
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KM.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.—</p>		1 & 2																																												

Ref.	Amendment	Page No.
	<p>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> <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>	
KM.01.07.02	<p>Housing Density</p> <p>Insert new Heading "Housing Density" and text after "Green Infrastructure"(paragraph 1.7.30) 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>	18
KM.01.07.03	<p>Include additional text after paragraph 1.7.25 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. The planning authority will proactively engage with the Municipal District sub-county structure, to identify suitable 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 facilitate sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p>	17
KM.01.07.04	<p>Include new section on Active Land Management and additional text paragraphs:</p>	18

Ref.	Amendment	Page No.
	<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>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.</p> <p>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.</p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> • Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery 	

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

Ref.	Amendment	Page No.
	<p>key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.</p> <p>3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated Scale of Development and Normal Recommended Scale of any Individual Scheme requirements set out in this Plan.</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>	
KM.01.07.05	<p>Amend paragraph 1.7.15 of Section one of the Plan as follows:</p> <p>Chapter 10 of the County Development Plan sets out the Transportation and Land Use Strategy for the County which seeks to make Cork a more competitive county and to foster sustainable economic and population growth through the delivery of an efficient transport system and encourage balanced investment in less polluting and more energy efficient modes of public and private transport, including walking and cycling. This strategy has informed the preparation of the Local Area Plan.</p> <p>Within this Municipal District the N20, N72 and N73 are important elements of the strategic road infrastructure serving the area and need to be protected in accordance with national policy. The protected route corridor of the proposed M20 also traverses the area.</p>	15

Ref.	Amendment	Page No.
KM.01.08.01	<p>Include additional Local Area Plan Objective after Objective IN-01 as follows:</p> <p>IN-02: Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no to adverse on the standard of defence provided.</p>	20
Section Two: Local Area Strategy		
KM.02.02.01	<p>Insert additional text heading and paragraph 2.2.3 in section 2;</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p>	27
KM.02.03.01	<p>Include additional text paragraph after paragraph 2.3.3 as follows:</p> <p>The Kanturk Mallow Municipal District has an interesting and varied range of built heritage and features, both architectural and archaeological, that give the area a unique sense of place and identify and important link with the past. Each settlement chapter of this plan refers the unique aspects of a settlement built, archaeological and natural heritage where relevant.</p>	27
KM.02.03.02	<p>Amend Figure 2.1 Municipal District map to include missing settlements Knocknagree, Boherbue and Lyre.</p> <p><i>Note: This change affects map label only</i></p>	28

Ref.	Amendment	Page No.
KM.02.04.02	Replace reference to 55% with 38% in paragraph 2.4.4	29
KM.02.04.03	<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>	32
KM.02.04.04	<p>Amend Water Services Key of table 2.3 to include the following additional text:</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>	32
KM.02.05.01	<p>Amend table 2.5 (Employment Land Supply) to reflect changes to draft amendments as follows:</p> <p>Mallow – Business 35.7ha 23.5ha</p> <p>Mallow – Industrial 103.7ha 139.5ha</p>	33
KM.02.06.01	<p>Include additional text paragraph after section 2.6.12:</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 particular rich in Bronze Age monuments, Early Christian ecclesiastical sites and numerous medieval castles and churches including Mallow Liscarroll, Kilbolane and Kanturk Castle all National Monuments in State ownership/guardianship. In addition, given the rich agricultural lands, the area boast of a vast array of 18th/19th century historic architecture both formal and vernacular. These include county houses, vernacular cottages, mills, bridges and limekilns. Most of the urban settlements are historical in origin with an 18th/19th century streetscape. Buttevant, Mallow and Liscarroll feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). In the settlements much of the archaeology is subsurface or incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p>	35
KM.02.06.02	<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</p>	35

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

Ref.	Amendment	Page No.

KM 02.06.03: Replace table 2.2 of the draft plan (on page 29) with a new table 2.2 below:

Table 2.2 Kanturk Mallow 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)
Buttevant	945	1,501	285	298	17	31.50	482
Kanturk	2,263	2,400	188	141	8	29.20	329
Mallow	11,605	20,000	4,154	4,552	228	332.45 339.93*	6,750 6,961
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.90	345
Main Towns	17,375	26,846	4,934	5,323	270	437.67 445.15	8,256 8,467
Villages	6,727	8,796	1,247	1,361	--	--	987
Rural	23,203	21,798	758	872	--	--	--
Total Villages and Rural	29,930	30,593	2,005	2,233	--	--	987
Total for District	47,305	57,439	6,939	7,556	270	437.67 445.15	10,230 9,454
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 Ha							
Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12							
* Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.							

And amend paragraph 2.4.4 as follows:

Table 2.2 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 5,323 new dwelling units and capacity, in terms of the current provision of zoned lands within the towns, to accommodate ~~8,592~~ **8,467** units. At this stage in the LAP process there is no need to add to the overall land supply as it includes headroom of 38% in terms of the amount of housing units required.

In the case of Millstreet, a number of parcels of residential lands were rezoned on the basis that they corresponded with the area at risk of flooding and the totality of land zoned and potential yield have been reduced accordingly.

The residential land supply in Mallow has been subject to some minor restructuring but geographically remains broadly the same as that set out in the Mallow Local Area Plan 2015 (amendment). It is proposed therefore, to retain the core strategy figures as set out in Appendix B, Table B12 of the County Development Plan for Mallow.

Ref.	Amendment	Page No.																																																															
Section Three: Main Towns																																																																	
KM.03.01.01	Replace table 3.1 of the plan with a new table 3.1 as follows:																																																																
<table border="1"> <caption>Table 3.1: Population, Households and Net New Houses for Main Towns</caption> <thead> <tr> <th rowspan="2"></th> <th colspan="5">Housing Requirement</th> <th colspan="2">Housing Supply</th> </tr> <tr> <th>Census 2011</th> <th>Population Target</th> <th>Total New Households</th> <th>New Units Required</th> <th>Net Estimated Requirement (Ha)</th> <th>Net Estimated Residential Area Zoned (Ha)</th> <th>Estimated Housing Yield</th> </tr> </thead> <tbody> <tr> <td>Mallow</td> <td>11,605</td> <td>20,000</td> <td>4,154</td> <td>4,552</td> <td>228</td> <td>332.45 339.93*</td> <td>6,750 6,961</td> </tr> <tr> <td>Kanturk</td> <td>2,263</td> <td>2,400</td> <td>188</td> <td>141</td> <td>8</td> <td>29.2</td> <td>329</td> </tr> <tr> <td>Millstreet</td> <td>1,574</td> <td>1,756</td> <td>166</td> <td>177</td> <td>10</td> <td>19.62</td> <td>350</td> </tr> <tr> <td>Newmarket</td> <td>988</td> <td>1,189</td> <td>141</td> <td>155</td> <td>9</td> <td>24.9</td> <td>345</td> </tr> <tr> <td>Buttevant</td> <td>945</td> <td>1,501</td> <td>285</td> <td>298</td> <td>17</td> <td>31.5</td> <td>482</td> </tr> <tr> <td>Total</td> <td>17,375</td> <td>26,846</td> <td>4,934</td> <td>5,323</td> <td>270</td> <td>437.67 445.15</td> <td>8,256 8,467</td> </tr> </tbody> </table> <p>Source: Cork County Development Plan 2014- Appendix B, Table B 12 * Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.</p>				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	Mallow	11,605	20,000	4,154	4,552	228	332.45 339.93*	6,750 6,961	Kanturk	2,263	2,400	188	141	8	29.2	329	Millstreet	1,574	1,756	166	177	10	19.62	350	Newmarket	988	1,189	141	155	9	24.9	345	Buttevant	945	1,501	285	298	17	31.5	482	Total	17,375	26,846	4,934	5,323	270	437.67 445.15	8,256 8,467
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KM.03.02.01	<p>Amend wording of section 3.2 of the plan due to revised approach in relation to the former Mallow town council area and amend map to exclude former Mallow town council area from zoning map.</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 Mallow Environs is set out in Appendix B1 of this report.</p> <p>This affects both the text and the map of the plan.</p>	40																																																															
KM.03.02.02	Change Table 3.2 figures to County figures	41																																																															
KM.03.02.03	<p>Include additional text to the Water Services Section as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</p>	54																																																															
KM.03.02.04	Amend zoning map and text to omit MW-0-05 proposed in Draft Plan and replace with 3 separate zonings and text as	75																																																															

Ref.	Amendment	Page No.
	<p>follows. (See amendment maps)</p> <p>a) MW-I-05: Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development proposals shall be supported by the Traffic Impact Assessment and Road Safety Audit. Development shall be sited, designed and landscaped to minimize its visual impact. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.</p> <p>b) MW-O-05: Open space, sports, recreation and amenity.</p> <p>c) MW-O-25: Open Space/Agriculture.</p> <p><i>Note: This change affects map and text</i></p>	
KM.03.02.05	<p>Amend paragraph 3.2.54 as follows:</p> <p>Mallow already has a good range of both primary and secondary level schools. Permission has been approved for a new 8 classroom primary school which will be developed at Castlepark. The Department of Education has identified a need for three additional primary schools and two additional post primary schools to cater for the planned levels of growth in the town. The Draft Plan has already made provision for 2 primary schools and one secondary school within the newly developing areas in the north west and north east of Mallow. Over the life of the plan the Council will liaise with the Department to identify suitable sites for the additional schools . The provision of additional facilities at both primary (2 required) and secondary level (1 required) has been identified by the Department of Education to facilitate the needs of the target population growth.</p>	51
KM.03.02.06	<p>Include additional text in paragraph 3.2.91:</p> <p>The plan encourages sensitive refurbishment of existing heritage buildings and where redevelopment of vacant sites, a high architectural standard will be required respecting the heritage character and historic setting of the towns built heritage.</p>	56
KM.03.02.07	<p>Delete and replace paragraphs 3.2.93 to 3.2.95 with the following:</p> <p>There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period by the Anglo Normans. The town was planted with settlers in the early 17th century and developed as a Spa town in 18th/19th century.</p> <p>The town itself is designated a historic town with a Zone of</p>	57

Ref.	Amendment	Page No.
	<p>Archaeological Potential outlined in the Urban Archaeological survey. The known archaeological sites are identified in www.archaeolgoy.ie however much remains buried in the ground as subsurface archaeology – this is called the Zone of Archaeological Potential (ZAP) - or incorporated into later buildings.</p> <p>There are a number of sites zoned for development in areas where there are known archaeological monuments. Any development proposals in the vicinity of such sites /areas will require an archaeological/architectural assessment.</p>	
KM.03.02.08	<p>Include additional text in objective MW-GO-11 as follows:</p> <p>Enhance the overall tourism product of the town. Promote the town as a heritage tourism destination by raising awareness of the heritage of the town and through the appropriate use of its built and archaeological heritage. All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.</p>	64
KM.03.02.09	<p>Include additional text in objective MW-GO-13 as follows</p> <p>Protect and enhance the attractive landscape character setting of the town. To preserve and protect the archaeological and architectural heritage both formal and vernacular and heritage features which contributes to the character of Mallow including historic boundaries, walls, gate piers, street furniture.</p>	65
KM.03.02.10	<p>Include additional text in relation to the Mallow North East Urban Expansion Area (MW-R-14) zoning objective before bullet point a) as follows:</p> <p>A portion of these lands are within the area covered by the Town Development Plan and will need to be fully considered in the resolution of issues and development of proposals for the entire urban expansion area.</p>	67
KM.03.02.11	<p>Omit the MW-0-24 zoning and objective (map and text) and include lands identified on map within an expanded MW-R-14 zoning</p> <p><i>Note: This change affects map and text</i></p>	67
KM.03.02.12	<p>Amend objective MW-GO-17 as follows:</p> <p>All proposals for development within the areas identified as being at risk off flooding will need to comply with Objective IN-01 in Section 1 of this Plan. In planning development located upstream of / adjacent to the defended area in Mallow, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.</p>	64

Ref.	Amendment	Page No.
	Kanturk	
KM.03.03.01	<p>Include new paragraph 3.3.40 as follows:</p> <p>The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. Any development proposals in the vicinity of such sites /areas may require an archaeological/architectural assessment.</p>	82
KM.03.03.02	<p>Arising as a result of the Habitats Directive Assessment omit a small portion of land from the development boundary on map to the north west of Kanturk and change green belt zoning map accordingly</p> <p><i>Note: This change affects map only</i></p>	86
KM.03.03.03	<p>Include additional text in objective KK-GO-06:</p> <p>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, historic features such as walls and street furniture, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.</p>	82
KM.03.03.04	<p>Extend development boundary and amend zoning of portion of KK-B-02 to include new Specific Development Objective for Kanturk as follows:</p> <p>KK-X-01: Provision of a Nursing Home and ancillary assisted housing units.</p> <p><i>Note: This change affects map and text</i></p>	85
KM.03.03.05	<p>Extend KK-B-02 northwards (as shown on map) as a consequence to proposed change KM.03.03.04</p> <p><i>Note: This change affects map and text</i></p>	86
KM.03.03.06	<p>Include additional text in objective KK-GO-08:</p> <p>Enhance the overall tourism product of the town, through protection of its attractive setting and heritage building stock, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.</p>	82
KM.03.03.07	<p>Include new text in objective KK-U-04 as follows:</p>	85

Ref.	Amendment	Page No.
	<p>Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill.</p> <p>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</p>	
KM.03.03.08	<p>Include additional text to the Water Services Section as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</p>	81
KM.03.03.09	<p>Amend figures in table 3.3 Kanturk Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) 437.67 445.15 Estimated Housing Yield 8,256 8,467</p>	77
	Millstreet	
KM.03.04.01	<p>Include additional paragraph 3.4.35 as follows:</p> <p>The town contains a number of archaeological monuments within the area dating to prehistoric and early Christian period. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. Any development proposals in the vicinity of such sites /areas will require an archaeological assessment.</p>	91
KM.03.04.02	<p>Include new text in objective MS-G-04 as follows:</p> <p>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, historic features such as walls and street furniture, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.</p>	92
KM.03.04.03	<p>Include new Specific Development Objective for Millstreet (Open Space, Sports, Recreation and Amenity) as follows and zone on town map accordingly:</p> <p>MS-O-03: River Finnow amenity corridor</p> <p><i>Note: This change affects map and text</i></p>	94
KM.03.04.04	<p>Extend development boundary to include new Specific Development Objective zoning as follows:</p>	94

Ref.	Amendment	Page No.
	<p>MS-X-03: Provision of a Nursing Home</p> <p><i>Note: This change affects map and text</i></p>	
KM.03.04.05	<p>Include new text in MS U-03:</p> <p>Pedestrian walk through scenic landscape to town centre.</p> <p>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</p>	94
KM.03.04.06	<p>Rename objective MS-U-05 as objective MS-U-04 and change objective numbering on map</p> <p><i>Note: This change affects map label and text</i></p>	94
KM.03.04.07	<p>Include additional text to the Water Services Section 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>	90
KM.03.04.08	<p>Amend figures in table 3.4 Millstreet Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) 437.67 445.15 Estimated Housing Yield 8,256 8,467</p>	87
	Newmarket	
KM.03.05.01	<p>Include additional paragraph 3.5.34:</p> <p>The town contains a number of archaeological monuments which reflect the historic significance of the area including a number of prehistoric sites and site of castle. The town itself was founded in the early 17th century and is designated a historic town in Archaeological Sites and Monuments Record. Much of the archaeology remains subsurface or potentially incorporated into later buildings. Any development proposals in the core of the town may require an archaeological and or/architectural assessment.</p>	100
KM.03.05.02	<p>Include new Specific Development Objective for Newmarket (Community) as follows changing zoning map accordingly:</p> <p>C-03: IRD Duhallow: Education and training uses, and the provision of economic, social and community services, of a scale and nature that will not detract from, or compete with, the role and function of the town centre, or the town itself. Development will be subject to an agreed masterplan and a conservation strategy for the site.</p>	103

Ref.	Amendment	Page No.
	<i>Note: This change affects map and text</i>	
KM.03.05.03	<p>Reduce NK-O-02 zoning as a consequence of proposed change KM.03.05.02 and amend text:</p> <p>Passive open space. Parts of this site are forested and contribute to the amenities of the town while the remainder includes the setting and curtilage of the James O’Keefe building, a protected structure and contributes to the character and setting of the town. Parts of this site are heavily forested and provide an important visual amenity for the town. While there is a general presumption against the development of these lands, agriculture type uses, ancillary to the adjoining C-O3 objective, may be considered on their merits where they would not impede the achievement of overall objective for the site.</p> <p><i>Note: This change affects map and text</i></p>	103
KM.03.05.04	<p>Include additional text to the Water Services Section as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</p>	99
KM.03.05.05	<p>Amend figures in table 3.5 Newmarket Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) 437.67 445.15 Estimated Housing Yield 8,256 8,467</p>	97
	Buttevant	
KM.03.06.01	<p>Replace paragraph 3.6.34 with the following paragraph:</p> <p>There are 17 archaeological sites within the development boundary of Buttevant which mainly reflect the historic development of the town since its foundation in the early 13th century by the Anglo Normans. It is designated a historic walled town in the Record of Monuments and Places with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The town has a valuable collection of medieval buildings surviving including the castle, friary, bridge, tower and remains of the town walls. However, much of the archaeology is subsurface as highlighted by the recent archaeological discoveries along the main street or potentially incorporated into later buildings. Any development proposals in the Zone of Archaeological Potential will require an archaeological/architectural assessment and comply with the National policy on Town Defences.</p>	109
KM.03.06.02	Include new objective BV-GO as follows:	110

Ref.	Amendment	Page No.
	Preserve and enhance the character of the historic town centre by protecting historic/ buildings, groups of buildings, the existing street pattern, plot sizes and scale and, historic features such as stone walls and street furnishings that add to the character of the town.	
KM.03.06.03	<p>Include new text in BV-U-01:</p> <p>Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC.</p> <p>A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level.</p> <p>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</p>	111
KM.03.06.04	<p>Change BV-B-03 on Buttevant settlement map to BV-B-02</p> <p><i>Note: This change affects map labelling only</i></p>	111
KM.03.06.05	<p>Delete BV-C-02, BV-C-03 and BV-C-04 from Buttevant settlement map</p> <p><i>Note: This change affects map labelling only</i></p>	111
KM.03.06.06	<p>Include additional text in BV-O-05 as follows:</p> <p>Protect the amenities of the Castle and historic setting and of this wooded and open area along the river and provide for a pedestrian route.</p>	112
KM.03.06.07	<p>Include additional text to the Water Services Section as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</p>	108
KM.03.06.08	<p>Amend figures in table 3.6 Buttevant Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) 437.67 445.15 Estimated Housing Yield 8,256 8,467</p>	106
	Section Four: Key Villages	
KM.04.01.01	<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</p>	117

Ref.	Amendment	Page No.
	<p>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.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.04.01.02	<p>Amend General Objectives for Key Villages to include additional general objective GO-01 (d) 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>	118
KM.04.01.03	<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>	118
KM.04.01.04	<p>Include additional objective in GO-01 h) as follows:</p> <p>To preserve and protect the archaeological and architectural heritage of the village which is intrinsic to its identity and sense of place, both formal and vernacular and heritage features such as historic boundaries, walls, gate piers, plot size and scale which contributes to the character of an area.</p>	118
	Ballydesmond	
KM.04.02.01	<p>Include text reference to the word 'normally' in paragraph 4.2.7:</p> <p>Having regard to the key village status of Ballydesmond and its location at the western edge of the county, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 50 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that each individual housing development should not normally</p>	121

Ref.	Amendment	Page No.
	contain more than 12 dwellings.	
KM.04.02.02	<p>Include additional text as follows in paragraph 4.2.16:</p> <p>The village was established in the early 19th century as a model village and is laid out in a formal plan lined with 19th century two storey houses.</p>	120
KM.04.02.03	<p>Include additional text as follows in paragraph 4.3.17:</p> <p>Church is designated as a national monument recorded monument.</p>	127
KM.04.02.04	<p>Include additional text as follows in paragraph 4.3.17:</p> <p>In terms of archaeology there are also a number of prehistoric and historic sites (3 fulacht fiadha and a ringfort) within the development boundary</p>	127
KM.04.02.05	<p>Include additional text as follows in objective O-01:</p> <p>Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity and associated heritage features. *</p>	128
	Banteer	
KM.04.03.01	<p>Include additional text as follows in paragraph 4.3.9:</p> <p>Further upgrading of footpaths, roads and other infrastructural improvements will be required over the plan period.</p>	126
KM.04.03.02	<p>Include additional text to the Water Services Section 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>	126
KM.04.03.03	<p>Include new paragraph 4.3.15 as follows:</p> <p>The site of the former Duhallow Park Hotel is located approximately 2km from Banteer. The hotel was a valuable asset to the community and the wider area in terms of the facilities it provided and its economic benefit to the area. The hotel closed a number of years ago and the site has now been cleared and awaits redevelopment for a new use. Objective ZU 4-1 of Chapter 14 of the County Development Plan recognises the potential of brownfield sites in urban and rural areas and their potential contribution to a more sustainable pattern of development. The Council will give favourable consideration to appropriate proposals which seek to promote the redevelopment of the site of the former Duhallow Park Hotel.</p>	126

Ref.	Amendment	Page No.
	Boherbue	
KM.04.04.01	<p>Include additional text in paragraph 4.4.8:</p> <p>With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land to the east and south east of the village should not normally exceed the provision of 20 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.</p>	131
KM.04.04.02	<p>Include additional text 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>	130
	Dromina	
KM.04.05.01	<p>Include additional text in paragraph 4.5.5:</p> <p>It is considered that the village could support the development of up to 30 dwellings in the period up to 2022. With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not normally contain more than 10 dwellings. Smaller plots and infill schemes will generally contain lower unit numbers than this threshold.</p>	135
	Milford	
KM.04.07.01	<p>Include additional text which includes the word 'normally' in paragraph 4.7.8:</p> <p>With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not normally contain more than 15 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.</p>	144
	Section Five: Villages, Village Nuclei and Other Locations	
KM.05.01.02.01	Add word 'development' to paragraph 5.1.13	149

Ref.	Amendment	Page No.
KM.05.01.02.02	Include reference to table 5.1 not 4.1 in table G0-01 e)	150
KM.05.01.03.01	<p>Amend paragraph 5.1.13 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>	151
KM.05.01.03.02	<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>	151
KM.05.01.03.03	<p>Delete reference to Storm water disposal in GO-01-(d) for Villages as follows:</p> <p>Where possible all development should be connected to the public water supply and the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p>	151
KM.05.01.03.04	Include reference to the Lower River Shannon/River Feale Special Area of Conservation (Rockchapel) in f) of GO-01	151
KM.05.01.03.05	Include reference to IN-01 not FR-01 in GO-01 n)	151
KM.05.01.03.06	<p>Include additional objective in GO-01 h) as follows:</p> <p>To preserve and protect the archaeological and architectural heritage of the village which is intrinsic to its identity and sense of place, both formal and vernacular and heritage features such as historic boundaries, walls, gate piers, plot size and scale which contributes to the character of an area.</p>	151
	Burnfort	
KM.05.01.06.01	<p>Remove U-01 objective on Burnfort settlement map.</p> <p><i>Note: This change affects map labelling only</i></p>	156

Ref.	Amendment	Page No.
	Bweeng	
KM.05.01.07.01	In response to submission no. DLAP16-16-12137449 extend development boundary <i>Note: This change affects map only</i>	158
KM.05.01.07.02	Include additional text to the Water Services Section as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.	158
	Churchtown	
KM.05.01.10.01	Table title to be revised to refer to 'Churchtown'.	164
	Dromahane	
KM.05.01.13.01	Delete Specific Development Objective O-01 for Dromahane (Open Space, Sports, Recreation and Amenity). <i>Note: This change affects map and text</i>	170
KM.05.01.13.02	Include new Specific Development Objective for Dromahane (Open Space, Sports, Recreation and Amenity) as follows: O-01: Dromahane Community Park. To be protected for its local recreational amenity. <i>Note: This change affects map and text</i>	170
KM.05.01.13.03	Include new Specific Development Objective for Dromahane (Community & Utilities) as follows: C-01: Educational and ancillary uses including recreational facilities. <i>Note: This change affects map and text</i>	170
KM.05.01.13.04	In response to submissions DLAP16-16-11844355 & DLAP16-16-11873970 extend development boundary <i>Note: This change affects map only</i>	170
	Freemount	
KM.05.01.14.01	Arising as a result of the Habitats Directive Assessment reduce small portion of development boundary to south west <i>Note: This change affects map only</i>	172

Ref.	Amendment	Page No.
	Kilcorney	
KM.05.01.17.01	<p>Arising as a result of the Habitats Directive Assessment reduce development boundary to the north west of Kilcorney</p> <p><i>Note: This change affects map only</i></p>	178
	Kiskeam	
KM.05.01.18.01	<p>Remove C-01 zoning objective on Kiskeam settlement map.</p> <p><i>Note: This change affects map only</i></p>	180
	Lombardstown	
KM.05.01.21.01	<p>Include new Specific Development Objective for Lombardstown (Open Space, Sports, Recreation and Amenity) as follows:</p> <p>O-01: Active Open Space. To be protected for its local recreational amenity.</p> <p><i>Note: This change affects map and text</i></p>	186
KM.05.01.21.02	<p>Arising as a result of the Habitats Directive Assessment include new Specific Development Objective for Lombardstown (Open Space, Sports, Recreation and Amenity) as follows:</p> <p>O-02: Open Space to include water compatible recreational uses</p> <p><i>Note: This change affects map and text</i></p>	186
KM.05.01.21.03	<p>Arising as a result of the Habitats Directive Assessment omit 2 areas from the development boundary at Lombardstown</p> <p><i>Note: This change affects map only</i></p>	186
KM.05.01.21.04	<p>Change text of DB-01 from 'adjacent' to 'overlaps'.</p>	186
	Tullylease	
KM.05.01.27.01	<p>Include additional text in the vision for Tullylease 5.1.42:</p> <p>The vision for Tullylease to 2022 is to encourage modest residential development, sympathetic to the scale of the village, in tandem with provision of employment and services. To respect and promote the significant archaeological heritage of the village, in particular St</p>	198

Ref.	Amendment	Page No.
	Berrihert's monastic site as a heritage tourism destination.	
	Village Nuclei	
KM.05.02.03.01	Include reference to IN-01 not FR-01 in objective GO-01 m)	202
	Gortroe	
KM.05.02.09.01	Amend the plan to extend the development boundary. <i>Note: This change affects map only</i>	213
	Nad	
KM.05.02.14.01	Include new Specific Development Objective for Nad (Open Space, Sports, Recreation and Amenity) as follows: O-01: Open Space to include water compatible recreational uses <i>Note: This change affects map and text</i>	222

Appendix B1

Proposed Change KM.03.02.01 Text of Mallow Chapter with Town Council issues removed.

(Note : This is not a consolidated text and does not yet reflect all the proposed amendments and consequential changes arising .)

3 Main Towns

3.1 Introduction

3.1.1 This section of the Plan sets out the key planning considerations and the main objectives for the development of the **Environs of Mallow**, and the other main towns of the Kanturk – Mallow Municipal District - Kanturk, Millstreet, Newmarket and Buttevant. Mallow is the largest of the towns, with the largest population, employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.

3.1.2 These towns are a significant material asset to this Municipal District and the county as a whole. They represent the product of many decades of investment in buildings (including houses, businesses, industrial buildings etc.), hospitals and other health facilities, schools, social and community facilities and a wealth of supporting infrastructure. In addition to serving the population who lives in them, these towns also serve the many people who live in villages, smaller settlements or rural areas who rely on the towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

Planning Strategy

3.1.3 Within the Mallow Kanturk Municipal District the County Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District. The majority of the growth is allocated to the towns with 5,323 new houses proposed, the majority of which are planned for Mallow (4,552) as the designated hub town.

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
Mallow	11,605	20,000	4,154	4,552	228	332.45 339.93*	6,750 6,961
Kanturk	2,263	2,400	188	141	8	29.2	329
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.9	345
Buttevant	945	1,501	285	298	17	31.5	482
Total	17,375	26,846	4,934	5,323	270	437.67 445.15	8,256 8,467

- 3.1.4 Across the towns of this District this **plan (taking into account land within the Mallow Town Development Plan 2010)** makes provision for zoned residential land with capacity for 8,467 housing units, providing headroom of 55% **38%** in terms of the amount of housing units required. The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.
- 3.1.5 In line with the overall core strategy of the Cork County Development Plan 2014, this plan sets out objectives which aim to:
- a) Make best use of previous investments in built fabric or infrastructure in the main towns;
 - b) Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities.
 - c) Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
 - d) Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
 - e) Confirm the role of the town centre as the preferred location for future retail development;
 - f) Support the vitality and viability of the towns centres and ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
 - g) Protect the setting of the towns from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

Approach to Plan Preparation

- 3.1.6 Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Existing Built Up Area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use.
- 3.1.7 Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- ~~3.1.8 The Mallow Town Development Plan 2010 uses 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an "Existing Built Up Area" classification. This approach will be applied to the developed areas within the former town-council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.~~
- 3.1.9 In most towns a core retail shopping area has been identified.

3.1.10 In some towns regeneration sites have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment.

3.2 Mallow

Vision

3.2.1 The overall vision for Mallow is to realise the significant population growth proposed as part of its “hub” status under the National Spatial Strategy and to support this growth with the expansion of the employment base of the town, making it a strategic focus of employment outside Metropolitan Cork; to ensure new development delivers enhanced quality of life for all based on high quality residential, working and recreational environments, respectful of the unique character and heritage of the town and supported by a good range of services and community facilities.

Strategic Context

3.2.2 The National Spatial Strategy identifies nine ‘gateway’ cities to act as the focus for regional growth. These are to be supported by nine strategically located medium sized ‘hub’ towns. In the South West Region, Cork was identified as a ‘gateway’ to act as an engine of regional, national and international growth. Mallow has been designated as a ‘hub’ town, with the purpose of supporting the ‘gateways’ and energising smaller towns and rural areas within its sphere of influence.

3.2.3 The NSS states that as a ‘hub’ town Mallow “will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.” Building on the strategy of the NSS, the South West Regional Planning Guidelines 2010 identify a population target for Mallow of 22,000 by 2022. It recognises that significant new infrastructure and services will be required to achieve this target and that the employment base of the town needs to expand to underpin the growth.

3.2.4 Mallow is located within Greater Cork Ring Strategic Planning Area. The objective for Mallow as set out in the County Development Plan 2014 is to grow its population to a slightly lower level of 20,000 persons by 2022, developing the town as an integrated employment centre so that it fulfils its role at regional and county level.

Local Context

3.2.5 Mallow is located in north Cork approximately 30km north of Cork City and 60km south of Limerick City. The N20 and Cork-Dublin railway line currently dissects the town in a north-south fashion, west of the town centre. The River Blackwater and its wide flood plain runs east-west through the centre of the town and acts as an important flood storage area. The landscape character of the Blackwater Valley makes an important contribution to the setting of the town.

3.2.6 The River Blackwater is designated for protection under the Habitats Directive due to the significance of the habitats and species it supports. The river also has an important role as the receiving water for treated effluent from the towns waste water treatment plant and a second plant associated with the Dairygold processing facility. Balancing these competing functions of the river is critical to the sustainable development of the town going forward.

Planning Considerations and Proposals

Population and Housing

3.2.7 Cork County Development Plan 2014 provides for the town to grow to 20,000 persons representing growth of 72% on 2011 levels. In order to accommodate this level of population growth, an additional 4,552 housing units will be required, equating to a net housing land requirement of 228 ha. A degree of headroom or surplus capacity within the town is necessary in the event that development anticipated in the villages, or elsewhere, is unable to be accommodated at those locations.

Mallow Population Growth and Housing requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the new LAP/TCP (ha)	Estimated Housing Yield (units)(LAPs and TCPs)
Mallow	11,605	20,000	4,154	4,552	228	332.45 339.93	6750 6.961
Total MD	47,305	57,439	6,939	7,556	270	437.67 445.15	8,256 8,467

Source: Cork County Development Plan 2014- Appendix B, Table B 11

3.2.8 This Plan makes provision for a residential land supply of 437ha with the capacity to provide approximately 8,256 units. **It is estimated that approximately 600 of these units can be provided on zoned lands which are located within the former town council boundary and currently within the Mallow Town Development Plan 2010.** In addition to these greenfield lands there is also scope to provide new housing within the town centre and through infill / redevelopment opportunities within the existing built up area. Such developments are important in terms of supporting the vitality of the town centre area. The plan makes provision for a range of houses types. It is important new development enhances the overall environment of the town and supports the development of a sustainable community. The strategy seeks to ensure that most new housing provided is within a 20 minute walking distance of the town centre or a planned neighbourhood centre, and close to employment developments to reduce dependency on private car transport. In this context development proposals need to be designed to achieve good connectivity with the rest of the town and existing social and community services.

3.2.9 In this plan there are two substantial areas identified for urban expansion to the north west and north east of the town. The North East Urban Expansion Area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg centred along St Josephs Road. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. It is the intention of this plan that these areas will contain significant residential development as well as community services to support these neighbourhoods.

3.2.10 In addition to the Urban Expansion areas there are other sites zoned for residential development to the north east, north west and south of the town.

- 3.2.11 Like much of the rest of the town the Urban Expansion Areas are faced with considerable challenges in relation to both existing and future infrastructure provision. In order to facilitate the construction of over 4,000 new dwellings on these lands, significant additional investment in new roads infrastructure and the upgrading of existing roads infrastructure will be required. Further investment in waster services infrastructure will also be required.
- 3.2.12 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, consideration should be given to the provision of some serviced site options within the larger residential areas.

Employment and Economic Activity

- 3.2.13 Mallow, along with the identified Cork Gateway locations, sits at the top of the Employment Hierarchy for the county as outlined in the County Development Plan, which promotes the development of Mallow as a major integrated employment centre. Census 2011 recorded a daytime working population within Mallow town of 3,554 people, with commerce and trade being the largest sector. In 2011 there were 5,555 persons living in Mallow in the labour force and of these, 78.4 per cent /4,353 persons were at work, although half of them (2,169) were working outside the area. Food processing, metal fabrication, general engineering and the services sector are the main sources of employment in the town at present.
- 3.2.14 Employment growth in the town is essential to underpin the sustainable growth of the population, as envisaged by the hub town status, and to support the expansion of the retail and service base, which will in turn generate more employment in these sectors. Mallow needs to build on its intrinsic strengths as an important food production centre but will also need to diversify its employment base to become a centre of inward investment and reduce its reliance on commuting to Cork for work. ~~Office based employment will generally be encouraged in the core of the town, close to existing shops and services to help increase footfall in the area. Identified regeneration areas may have an important role to play in this regard.~~ It is important that, as employment uses develop in other areas, they are supported by additional investment in walking, cycling or public transport infrastructure so dependence on the private car for local journeys can be reduced. The established business park adjoining the Mallow Primary Healthcare facility also has some scope for expansion/consolidation of office uses on existing lands.
- 3.2.15 Key employment sectors to be targeted include logistics and transport, business and technology, engineering and food processing and general industry.
- 3.2.16 **Logistics and Transport type uses:** Mallow's location within about an hour's driving time of both the gateway cities of Cork and Limerick and its' access to rail services make it a suitable location for the logistics and transport industries. Amongst the most appropriate areas for this form of development in Mallow is around the Quartertown area where land is flat or gently sloping and there is the potential for good access to the N72 and N20.
- 3.2.17 **Business and Technology:** Mallow needs to be able to benefit from the growth in technology and science based employment in the manufacturing and office sectors. ~~The Mallow Business and Technology Park is a location with some, albeit limited, capacity for expansion and has been designated as such.~~ The North East Urban Expansion Area may also make provision for additional business uses of this nature but a successful outcome at this location will ultimately depend on the provision of good access, infrastructure and broadband technology.
- 3.2.18 **Engineering and Food Processing:** The engineering and food processing sector is a significant employer in Mallow. There are pockets of this type of industry in many places

around the town. However, in the past these uses have concentrated in the Quartertown area and this area has the capability of developing as a strategic engineering hub within North Cork. Both the Quartertown Industrial Estate and the Mallow Business and Technology Park have a somewhat complementary role in this regard. This plan designates undeveloped lands both within and adjoining **this area** for business uses with the intention of ensuring flexibility of uses to support the demands of the Mallow economy. It will be important to deliver improvements to the road network in the Quartertown area in order to improve facilities for road users. Improving permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town centre is vital whilst consolidation of business/technology uses and improving the overall visual appearance and layout of the area are also important in terms of enhancing its attractiveness as an employment location.

3.2.19 Within the Quartertown area (**former town council area**) is a distribution depot where LPG (Liquid Petroleum Gas) is stored in significant quantities (above ground) and to which the Major Accidents Directive applies. This EU Directive seeks to prevent major industrial accidents and to limit the consequences of accidents on both people and the environment. The effect of this directive is that where certain classes of development are proposed in proximity to this facility, the planning authority is required to consult with the health and safety authorities and to take account of the risks associated with the possibility of a major accident. **This may impact on the development of the surrounding lands within the Environs of the town**

~~3.2.20 **General Industry:** With regard to general industry, a site has been zoned adjoining the existing Dairygold facility to cater for possible future expansion of that facility.~~

3.2.21 The former Sugar Factory site is also being zoned for industrial use for medium or large scale industry suitable for low employment intensity uses which will not unduly impact on the carrying capacity of the road network. Environmental sensitivities of the site in close proximity to the River Blackwater must be taken into consideration in any development proposals.

Town Centre

~~3.2.22 Mallow town centre boasts all the necessary ingredients of an attractive and pleasant urban environment, including key natural features such as the River Blackwater and an historic urban fabric. Mallow town centre includes a mix of residential, retail, employment, educational and community / civic uses and provides a strong economic and social focus for the community. There is a need to enhance and expand on these qualities, to diversify existing uses and to build on the unique and attractive ambience within the town.~~

~~3.2.23 One of the main constraints affecting the town centre at present is the high volumes of through traffic associated with the N72 route running through the eastern end of the town centre at the Spa Glen, Bridge Street, Mallow Bridge and along the Park Road. Delivery of the Mallow Northern Relief Road, and the M20 in the longer term, is essential to address this issue.~~

~~Overall Town Centre Strategy~~

~~3.2.24 Mallow has a compact town centre which has a strong identity and good indigenous building stock with some capacity to accommodate further development and rejuvenation. The priority going forward is to strengthen, consolidate and reinforce the function of the town centre as the retail, economic, cultural and social focus for the community, supporting~~

the needs of residents, visitors and business including further improvement of the public realm. Through the following town-centre strategy the plan aims to make Mallow a more attractive location to live, recreate and carry on business:

- a) Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations (see retail section), thereby maintaining vitality in the town centre;
- b) Deliver a higher quality streetscape and town centre retail environment including ongoing public realm and traffic management improvements which enhance the overall visitor experience to the town.
- c) Promote the redevelopment of regeneration areas and other opportunity sites.
- d) Encourage town centre development which respects and promotes the heritage and architectural character of the town.
- e) Encourage office based employment, as well as appropriate commercial uses, to locate generally in the town centre, close to existing shops and services to help increase footfall in the area.
- f) Protect the amenities of existing residential areas within the centre of the town and ensure their needs are balanced against proposals for other uses, particularly the encroachment of non residential uses into residential areas.
- g) To encourage the provision of new residential uses in the town centre to strengthen the vitality of the town centre beyond business hours and improve the evening economy.
- h) Monitor and address vacancy issues during the lifetime of the plan.

Retail in Mallow

3.2.25 Retailing is an important activity of town centres and contributes much vitality. It is also an importance source of employment. Outside of Metropolitan Cork, Mallow is the largest of the County towns, with the largest quantum of retail floor space. The retail hierarchy set out in the Cork County Development Plan 2014 recognises the regional retail function of Mallow, particularly in relation to comparison retailing, while emphasising that the vitality and vibrancy of the town centre needs to be retained and enhanced.

3.2.26 In relation to retail floorspace requirements, it suggests future convenience retail is appropriate at a level to support its catchment while any upper limit on comparison retail is removed provided location and other normal planning considerations are acceptable. It is important that new retail development provides a variety of options including some larger floor plates to attract mainstream multiples. All major convenience multiples are represented in Mallow, both within and around the town. There are also a large proportion of independent retailers which adds to the variety and character of the retail offer.

3.2.27 Mallow's retail core is generally concentrated along the Main Street, and extends into the side streets and laneways off the Main Street. This is where retail uses should continue to be consolidated in order to enhance viability, vitality and footfall levels, strengthening the links between the retail anchors and improving pedestrian permeability within the core area. Davis Street is the primary shopping street particularly along the stretch east of the Hibernian Hotel. William O' Brien Street, connecting Davis Street with the Market Green shopping centre is the main secondary shopping street. Both streets have some vacancy

issues and also have a high level of retail service uses, non retail office uses and lower order retail uses which can detract from the vibrancy of the street. The laneways north and south of Davis Street also accommodate some retail space and provide important connectivity to retail anchors like Tesco (Deal Yard Lane), Lidl and the main town centre public car parks.

- 3.2.28 Within the retail core, and the wider MW-T-01 area, there is scope for the redevelopment and renewal of many premises and some brownfield sites. This plan seeks to encourage the sympathetic reuse /refurbishment /redevelopment or replacement of existing vacant and underutilised premises within the core retail area to meet the primary needs for new retail floor space within the town, to accommodate high order retail uses, and provide for new uses above ground floor level. It is acknowledged that the compact and historical nature of much of the town centre is both a challenge and an opportunity to potential investors, and innovation in design and layout will be expected when it comes to locating future retail and commercial floorspace in this area. Prospective developers will also need to be prepared to make some reasonable compromises and adapt their standard development formats to the retail core and the various opportunity sites which have been identified in the plan.
- 3.2.29 Outside of the existing town centre (MW-T-01) the next logical area for new town centre uses is an area to west, identified as MW-T-02, which is suitable for mixed town centre uses including office uses. To the south west of MW-T-02, the MW-T-03 lands have also been identified for development. This is a landmark site which has the potential for a number of different uses which could include modern office space, retail warehousing as well as residential uses above ground floor level. An element of convenience retailing may also be appropriate. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.
- 3.2.30 Immediately south of the MW-T-03 is the MW-T-04 lands comprising an area of open ground to the east of the co-op store. This land is within the flood plain and is suitable only for flood compatible uses. The land may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03. Similarly the MW-T-05 lands to the west, fronting the park road are also suitable only for flood compatible uses. The MW-T-05 site may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03 or MW-T-02.

Town Centre

- 3.2.31 **The principle focus for retail in Mallow will continue to be Mallow town centre which is presently within the remit of the Mallow Town Plan.** Within the environs of the town two neighbourhood centres have been identified. To the north of the town significant convenience use is found in the Centra Supermarket located on the Spa Glen Road (**MW-T-09**). Additional neighbourhood centre uses can be accommodated within the North East Urban Expansion area at Keatleysclose /Carrigoon Beg into the future and is included within the MW-R-14 objective.
- 3.2.32 Outside the central area of Mallow a number of other sites have been identified with a town centre/neighbourhood zoning to cater for retail or other commercial uses. The MW-T-06 site at Ballydaheen just south of the bridge, is an important regeneration opportunity and has scope for appropriate retail and commercial uses. An element of residential use may also be possible subject to flood risk assessment.
- 3.2.33 Also to the south of the town, alongside the river at Bellevue, there is a modern convenience store (Supervalu) and ancillary units. This retail centre is significant as it provides important shopping facilities for residents living on the southern side of the town and for those experiencing the physical and perceptual division that is created by the River Blackwater. This plan protects current uses in this area with a neighbourhood centre zoning


(MW-T-07). Scope also exists for enhancing connectivity with the town centre to the north should plans for a pedestrian/cycle bridge at this location be realised.

3.2.34 At the junction of the Cork Road and the Old Cork Road (Ballydaheen) are clustered a number of retail and other commercial uses which have developed in the environs of an established neighbourhood centre. It extends southwards to include an Aldi convenience store. It is considered there may be scope for consolidation of neighbourhood centre uses at this area to enhance both visual and physical unity. There is limited scope for further expansion of this area but the plan protects current uses in this area with a neighbourhood centre zoning (MW-T-08).



3.2.35 To the north of the town other significant convenience use is found in the Centra Supermarket located on the Spa Glen Road (MW-T-09). Additional neighbourhood centre uses can be accommodated within the North East Urban Expansion area at Keatleysclose/Carrigoon Beg in the future.


Regeneration Sites/Opportunity Sites

3.2.36 A number of regeneration sites and opportunity sites have been identified within Mallow. This plan identifies a number of areas which are either zoned as town centre or are within the built up area of the town, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

Regeneration Areas: Mallow	
Regeneration Area	Number and Description
	<p>MW-RA-01 Carmicheal Lane Car Park (between Davis Street and Muddy Hill)</p> <p>Located north of Thomas Davis Street these lands offer the opportunity to consolidate the prime retail area by redeveloping backland areas and the existing surface car park to provide new retail floor space with office / residential uses and car parking above ground floor level. Existing laneways provide ready access points to Thomas Davis Street.</p> <p>An urban design framework to guide development of the area, which is within an Architectural Conservation Area, is considered appropriate.</p>


Regeneration Areas: Mallow


Regeneration Area	Number and Description
	<p>MW-RA-02—Central Hotel Site</p> <p>Key site within the town centre with frontage to Thomas Davis Street and St James Avenue. Any redevelopment proposal must have regard to the protected structure status of the property and its context within the Architectural Conservation Area and contribution to the overall streetscape.</p>
	<p>MW-RA-04—West of Shortcastle Street/North of West End.</p> <p>Gateway regeneration site. Development proposals will be expected to maintain a strong building line/urban edge and a high design quality which will contribute to the definition of the street.</p> <p>The site is zoned as town centre given its location adjoining the retail core with frontage onto West End and is suitable for a mix of town centre uses, including modern offices.</p> <p>Suitable sympathetic rejuvenation of the existing building stock adjoining the site will also be welcomed, particularly of those buildings which no longer have an active use. Proposals will be required to have a strong emphasis on design which respects and complements the character and heritage of this area. Any proposals should have regard to its context within the Architectural</p>

Regeneration Areas: Mallow	
Regeneration Area	Number and Description
	Conservation Area.—
	<p>MW-RA-08 Corner site southside of Bridge Street (junction of Mill Street and Ballydaheen Road)</p> <p>This is an important brownfield corner site at a key entry point to the town from the south. The site is in a visually prominent and sensitive location close to the Blackwater River and Mallow Castle and requires regeneration as it presently constitutes an eyesore.—</p> <p>Appropriate design treatment will be essential with a strong street frontage/urban edge. A portion of the site is affected by flood risk and less vulnerable uses such as retail or commercial are likely to be the most appropriate on this part of the site. Residential uses may also be considered on part of the site subject to flood risk assessment.—</p>

Opportunity Sites: Mallow	
Opportunity Site	Number and Description

Opportunity Sites: Mallow

Opportunity Site	Number and Description
	<p>MW-RA-03 South of West End</p> <p>This is a landmark site to the west of the town centre bounded by the N20, West End and Park Road. The northern portion of the site is located within the designated Architectural Conservation Area and adjoins a number of protected structures.</p> <p>These lands provide a significant development opportunity for the town, especially in terms of the provision of modern office space, retail warehousing as well as residential uses on the upper levels. An element of convenience retailing may also be appropriate.</p> <p>Proposals should seek to develop this site as an important landmark gateway/entry point into the town. Proposals will be expected to have a high standard of design complementary to its location and a strongly defined building line/urban edge onto the West End in particular, with intrinsic pedestrian links to the core retail area and Park Road. Any proposals should have regard to its context within the Architectural Conservation Area.</p>

Opportunity Sites: Mallow	
Opportunity Site	Number and Description
	<p>MW-RA-05 Site east of Shortcastle Street (Chadwicks)</p> <p>Opportunity to redevelop existing site on Shortcastle Street. Uses appropriate to the site, which is located within walking distance of the town centre could include offices or hotel use.</p>

Urban Design –

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

3.2.38 Urban structure and form is the layout and design of a place. Urban design is how this layout 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.

3.2.39 The key principles underpinning good urban design should focus on:

- Strengthening the urban fabric of an 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.

3.2.40 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.

~~3.2.41—In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. 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

~~3.2.42—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.—~~

~~3.2.43—Mallow’s historic townscape and building stock are generally attractive 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 which include the majority of the historic town centre. Like many other county towns, it has seen its town centre increasingly dominated by car parking and congestion, creating a less than optimum environment for pedestrians.—~~

~~3.2.44—A Mallow Town Centre Public Realm Enhancement Plan has recently been prepared through the Mallow Development Partnership with support from many stakeholders, including the Council. The plan puts forward a number of proposals to enhance the overall public realm experience in Mallow including:~~

- ~~●—Provision of a new public space around St. Mary’s church~~
- ~~●—Improvement of public realm on Davis Street~~
- ~~●—Redesign of Park Road as a boulevard~~
- ~~●—Development of new public space (Shambles Square)~~
- ~~●—Historic Laneways—Proposals for upgrading, unblocking and promoting the use of the laneways.—~~
- ~~●—Improving gateways and signage within the town~~
- ~~●—Establishment of a Design Code for Mallow through an appraisal of local context~~

~~3.2.45—A number of the proposals will need further consideration and are dependent on agreement or co-operation with various agencies. The council will seek to engage with various agencies over the plan period in examining the feasibility of implementing proposals set out in the Mallow Town Centre Public Realm Enhancement Plan.—~~

~~3.2.46—Consideration should also be given to implementing various elements of the ‘Heritage Led Regeneration Strategy for Mallow’ over the lifetime of the plan.—~~

Tourism

3.2.47 Strengthening the tourism role of Mallow can offer many economic benefits to the town. As a rural market town Mallow within the Blackwater Valley could be an attractive destination for holiday makers. The town has many untapped natural and built heritage assets which offer immense opportunities to boost the tourism sector.

- ~~3.2.48— Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism, cultural and retail sectors in Mallow to further enhance the experience for those who visit the Town. In particular a vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost retail spend. The improvement of the public realm and particularly the enhancement of Mallow Castle, gardens and outbuildings can perform a catalytic role in the rejuvenation of the town.~~
- 3.2.49 The River Blackwater is one of the town's most significant natural resources and is renowned for wild salmon, sea trout and brown trout fishing. The town needs to consider ways which it can target this established tourism market and provide other water-based activities such as kayaking and boating on the river, subject to satisfying the EU Habitats Directive.
- ~~3.2.50— The development of a number of attractions in the area of arts and culture has the potential to reinforce Mallow's role in the area of tourism. In particular, the planned redevelopment of the Town Hall will restore a cultural and arts hub to the town centre, providing another welcome boost to Main Street and reinforcing the significance of public realm improvements already made. The provision of such cultural facilities in the heart of the town not only provides a valuable recreational resource to members of the public but also adds to Mallow's evening economy which accordingly contributes to the tourist offer in the town.~~
- ~~3.2.51— Presently the town has a limited supply of tourism accommodation with only one hotel within the centre of town. The provision of additional high quality tourism accommodation within or adjacent to the town centre will also be encouraged as it offers accessibility by rail and inter city bus. This can help raise the profile of the town as a tourist destination.~~
- ~~3.2.52— Mallow Castle House and Demesne, including the 16th century Fortified House, the 19th century Country House, gardens and other attendant buildings and curtilage, is a Protected Structure and National Monument and a significant attraction for the town. The castle played a pivotal part in the late 16th century Munster Plantation. The Cultural Heritage of the entire complex of Mallow Castle House and Demesne is assessed to be of National Significance. Several other monuments also survive within the curtilage of the site, and now reside in Cork County Council ownership.~~
- ~~3.2.53— Given its importance and undoubted potential as a tourist/heritage attraction within the wider region a Conservation Plan has been prepared for Mallow Castle House and Demesne. The Council have already commenced the first phase of public realm improvements around the entrance. A project to upgrade the grounds of Mallow Castle is currently at contract stage which includes improving the overall access to the grounds, walks/paths, lighting, landscaping and general improvements in or around the castle.~~
- ~~3.2.54— Bearforest House and Demesne are located to the south side of Mallow town. Bearforest House was constructed in the early 19th Century and rebuilt in the early 20th Century, it is a middle sized country house set within an historic demesne. The demesne itself along with ancillary structures date from the early 19th Century. The demesne is very authentic and has a high level of landscape intactness and includes many fine specimen trees. The demesne landscape includes features such as elaborate gates and piers, gate lodge, avenue, stables and courtyard, walled garden, ancillary outbuildings and cottage, extensive demesne boundary walls around the demesne and within the landholding, planned views and vistas and a mature parkland. These features both individually and collectively contribute to the significance of the site. The structures on site as well as the curtilage are included in the Record of Protected Structures and the demesne is designated an Architectural Conservation Area. Under this plan the site is classified as part of the existing built up area and the Council will encourage the continuation of current uses on the~~

Kanturk - Mallow MD Local Area Report to Members on Public Consultation site. In light of the high architectural and landscape value of the site it may lend itself to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a focused and sensitive manner that will protect the integrity and character of this site.

Community Facilities

Education

- 3.2.55 Mallow already has a good range of both primary and secondary level schools. Permission has been approved for a new 8 classroom primary school which will be developed at Castlepark. The provision of additional facilities at both primary (2 required) and secondary level (1 required) has been identified by the Department of Education to facilitate the needs of the target population growth. Newly developing areas in the north west and north east of Mallow both make provision for additional education facilities.
- 3.2.56 The plan aims to encourage the provision of new primary schools (where possible) within a 10 minute walking distance (800m) from most new and existing housing. Similarly, the location of new secondary school facilities should be located in an area where it can be linked to adjacent residential areas by energy efficient means of travel such as walking, cycling, bus and rail transport so that car dependency can be reduced.
- 3.2.57 Access to schools to those living west of the N20 is very constrained and promotes car-borne travel for school trips. Providing greater choice and improved walking and cycling links with the town centre can help better integrate this residential area with the town.
- 3.2.58 ~~Mallow College of Further Education offers FETAC and City and Guilds accredited courses in a wide range of subjects.~~ **Mallow College of Further Education offers QQI (Formerly FETAC), Accounting Technicians Ireland and ITEC accredited courses in a wide range of subjects.** There is also a college of design and tailoring in West End. There is opportunity to further expand the suite of third level options within the town, including a possible outreach campus associated with NUI Cork and/or C.I.T.

Healthcare

- 3.2.59 Healthcare facilities available within the town include Mallow General Hospital, Mt Alvernia Hospital (Psycho – Geriatric services), various health centres and Mallow Primary Healthcare facility. Both hospitals are located outside the town while the PHC centre is on the southern periphery making access to these essential services to those without transport somewhat challenging.
- 3.2.60 Given the specialised nature and importance of the hospital uses they have been zoned specifically to protect and support the continued operation of these important healthcare facilities at their present locations.

Sports, Recreation and Green Infrastructure

- 3.2.61 Mallow has a wide range of active and passive open space, including a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. The town park is a strategic open space feature located directly south of the town centre.
- 3.2.62 The assessment of existing recreational facilities carried out as part of the Mallow Recreational and Infrastructure Audit highlighted that the level of public open space in Mallow is considerably below national and international standards. It proposed a number of solutions to address this including:

- Redevelopment of the Town Park
- Development of a Linear Park along the Blackwater
- Identifying recreational requirements for future growth areas
- Improving movement and accessibility to recreational facilities

3.2.63 **Blackwater Amenity Corridor and the Town Park;** The development of a linear greenway along the Blackwater to include Mallow town park has long been considered. With more of the lands adjoining the Blackwater now in public ownership there exists a considerably opportunity to achieve a successful outcome in that regard. Much of the area along the river is currently underutilised and inaccessible to the public. There may be some scope for upgrading and further development of recreational use in this area. Any proposed works along the Blackwater Amenity Corridor will need to be assessed for its impacts on the Natura 2000 designation and will need to comply with the planning guidelines for areas of flood risk.

3.2.64 Plans already exist to extend the existing riverbank walkway to the north of the Blackwater River within the town on a phased basis. This will form a continuous link between the walkway to the west of the railway line and the town park/Mallow castle. A positive step in this direction has been the development of an area of land adjacent to the river and to the Castle Park residential development to the east of the town. Further proposals are expected around the castle area including the proposed development of a Neighbourhood Scheme.

3.2.65 The southside of the town is relatively underprovided for in terms of recreational infrastructure and would benefit considerably from pedestrian linkages across the river to attractions such as the Town Park/Mallow Castle. This would also assist in improving overall accessibility for both pedestrian and cyclist alike by counteracting the current severance issues. Proposals for the development of pedestrian bridges are at an advanced stage.

3.2.66 **Recreational requirements for future growth areas;** If the number of people living in the development boundary continues to grow as planned there will be a need to provide for recreational uses both active and passive particularly within the newly establishing residential areas of the town such as the north west and north east of the town at St. Josephs Road and Kilnockan.

3.2.67 The recommendations of the Mallow Recreational and Infrastructure Audit suggested that lands at St. Josephs Road should provide for one new 16 hectare neighbourhood park and two 2 hectare local parks in the area in line with the standards contained in the Parks Policy for Local Authorities. The suggestion was that this larger neighbourhood park could form part of the linear park along the Blackwater and this has been reflected in the zoning of this area as part of an extension to the Blackwater Amenity Corridor (MW-O-04) which it is intended will serve both local residents and the wider town population. It is intended that the extension of the linear park will be complemented by a number of smaller interlinked local parks.

3.2.68 In addition to lands at St. Joseph's Road there will also be a need to provide at least a new local park as part of the proposed future residential development at Kilnockan. All parks should be on level, landscaped ground and should be equipped according to recognised national and international standards.

3.2.69 Following on from the initial analysis carried out in the Mallow Recreational and Infrastructure Audit the preparation of a green infrastructure strategy/plan for Mallow is timely most especially in the context of future growth envisaged in the town to 2022. ~~Identifying and zoning key recreational infrastructure such as the Blackwater Amenity Corridor, Town Park and Spa Glen and other important landscape and ecological features~~

~~this plan has already sought to commence this process which should be continued over the lifetime of this plan. (See also section on Natural Heritage and biodiversity)~~

Other Services

3.2.70 The town has a Garda station, five churches and new library facility within the town centre. It also has four community halls and the Health Service Executive runs a day-care centre in the town.

Infrastructure

Roads and Public Transport

3.2.71 Strategically, Mallow is well positioned on the N20 approximately 30km north of Cork City and 60km south of Limerick City. It is also located on the N72 which connects to Killarney and Fermoy, and onwards to the M8 serving Dublin. Mallow is also served by the Cork -Dublin intercity train service with services to Dublin, Cork and Tralee / Killarney. Public bus services provided by Bus Eireann serve Mallow and it is also served by the private City Link Service. There is no bus service within the town itself.

3.2.72 The Mallow Traffic and Transportation Study prepared for the town in 2011 recommended the construction of several new roads to the north, east and west of the town, and new river crossings to the south and west, to connect new development areas to the N20, N72 and proposed M20 and to enhance accessibility within the town itself, as well as upgrading existing roads and junctions. The recommendations also assumed the delivery of the M20 which is presently suspended. The study would need to be updated to take account of the requirements of Environmental, Flood Risk and Habitats Directive Assessment.

3.2.73 The N20 and the N72 national routes traverse and bisect the town causing congestion which adversely impacts on the amenity of the town, the capacity of the local 'internal' road network and the convenience and accessibility of local trips within the town to access shops and services. Although presently on hold, the route corridor for the M20 continues to be protected to the east of the town in the County Development Plan. In the short-term the provision of a Northern Relief Road is critical to take N72 traffic away from the centre of Mallow and has been acknowledged in the Government's Infrastructure and Capital Investment Plan 2016-2021 as due to commence subject to planning.

3.2.74 In terms of the wider built up area, general accessibility and connectivity for pedestrians and cyclists needs to be improved between residential areas and the town centre, transport services, employment areas, schools and other services to enhance opportunities, and provide convenient routes for walking and cycling on local journeys. Access from the town centre to lands south of the River is limited to the Bridge at Bridge Street. Further pedestrian bridging points across the River needs to be delivered to provide more direct links to the centre within a more attractive walking and cycling environment.

3.2.75 As the town continues to develop and grow in line with population targets there will be need for upgrading of new road and transport infrastructure to serve both new and existing areas of the town. Any revised traffic and transportation plan must give detailed consideration to such infrastructural needs particular to the north east and north west of the town. As the population grows consideration should also be given to the provision of a public bus service within the town and the design and layout of new development should consider the requirements of such a service.

3.2.76 In summary, some of the key issues for Mallow in terms of traffic and transportation which need to be addressed include:

- Delivery of Mallow Northern Relief Road and the M20 to relieve the town of through traffic, and free up capacity in the existing road network.
- Tackling severance and enhancing overall connectivity within the town particularly north–south across the River Blackwater and east-west across the N20. (Improving north/south connectivity would require additional pedestrian / vehicular bridging points over the Blackwater. East -West connectivity could be enhanced through improvements to the Annabella Junction and delivery of the M20.)
- Need for new road infrastructure and upgrading of existing infrastructure to serve existing and new residential areas (particularly to the north east and north west of the town).
- Retrofitting pedestrian and cycle facilities to enhance accessibility between the different parts of the town.
- Making provision for the longer term transport needs of the town including a town bus service.

Water Services

3.2.77 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of target growth in Mallow in the short-medium term. Irish Water is now responsible for the national operation of public water services (water and wastewater) including management and maintenance of water services assets, investment and planning/managing capital projects. Irish Water will make capital and operational investment decisions regarding the country's national water infrastructure.

Water Supply

3.2.78 The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town. The Mallow WS is the primary scheme for Mallow.

3.2.79 The watermain network in Mallow needs to be upgraded and extended to cater for new development especially in the locations to the north west and south west of the town. The Box Cross Water Supply Scheme will need to be extended to cater for significant development areas particularly to the North East and West of the town.

3.2.80 Extension of the Box Cross WS will allow this scheme to provide a water supply to areas previously supplied by the Mallow WS and thus will free up capacity in the Mallow WS enabling it to be used to supply other locations including the southwest of the town and those zoned for employment uses in the Quartertown area. The Irish Water Proposed Capital Investment Programme (2014-2016) does not contain a scheme for further extension of the Box Cross WS and provision of new watermains.

3.2.81 Cork County Council will engage with Irish Water in relation to the provision of water services infrastructure to cater for the development required to achieve the target population for Mallow. However intending Developers must satisfy themselves that Irish Water will make arrangements for the provision of new infrastructure. Developers will also need to obtain a connection agreement from Irish Water for water supply.

Wastewater

3.2.82 Mallow Environs is served by the Mallow Waste Water Treatment Plant which has a design capacity of 18,000 p.e and currently provides tertiary treatment for 14,000 PE. The plant discharges to the River Blackwater downstream of Mallow Bridge. The Mallow WWTP has a Waste Water Discharge License from the EPA. There are some ongoing compliance

issues with the plant. Further development in Mallow will require additional nutrient reduction measures to comply with Articles 3 & 5 of the EU Urban Wastewater Treatment Directive.

3.2.83 Upgrading of the Mallow WWTP and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to cater for the target population for Mallow. The Irish Water Proposed Capital Investment Scheme (2014-2016) does not contain a scheme for increasing the capacity of the Mallow WWTP. Cork County Council will engage with Irish Water in relation to the provision of appropriate wastewater services to cater for the development required to achieve the target population for Mallow. However, intending Developers must satisfy themselves that Irish Water will make the necessary infrastructure available, and obtain a connection agreement from Irish Water for wastewater disposal and treatment.

Surface Water

3.2.84 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.

Flooding

3.2.85 Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the Town Park and Park Road continue to function as part of the floodplain and are inundated during some flood events. 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 no 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.

Waste

3.2.86 A civic amenity site at Quartertown serves the town and accepts a range of materials for recycling, and disposal. There are also a number of bring banks located within the town.

Broadband

3.2.87 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. Significant upgrading has occurred in recent years in relation to broadband infrastructure which is continuing to improve in Mallow. In 2014, a €450 million investment package in a new fibre broadband network to bring broadband speeds of between 200 to 1000 Mbps to 50 towns across Ireland was announced. Mallow was one of these towns.

Environment and Heritage

Landscape

3.2.88 Mallow is set in a rich and diverse landscape on the banks of the River Blackwater. It is this setting established over centuries which sets it apart from many other towns within the settlement network of the county. The eastern side of the town of Mallow is located within an area determined as being of high landscape value in the County Development Plan 2014. Scenic Route S14 is designated along the western approach to the town (N72 Killarney

Road). It includes views of the river, Mallow Racecourse and some large period residences. It is part of the county's network of scenic routes designated in the County Development 2014.

- 3.2.89 Much of the lands which adjoin the greenbelt are transition zones from urban to rural with zonings such as recreation, amenity, agriculture and greenbelt reflective of both existing and future uses. Many of these lands are vital in preserving the attractive and green landscape setting of the town and ensuring a more compact and orderly form of development.
- 3.2.90 Outside of the designated development zonings, the majority of which have been inherited from previous plans, development beyond the 90 metre contour is broadly discouraged. Development proposals on zoned lands in elevated locations will need to be cognisant of their wider visual impact and mitigate appropriately through landscape and design.
- 3.2.91 This plan defines the extent of the Greenbelt around Mallow – see Section One of this Local Area Plan for more detail. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses.

Built Heritage

- 3.2.92 The town of Mallow today possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past.
- 3.2.93 The Record of Protected Structures is the principle mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county. Mallow has a wealth of structures and monuments of architectural and historical interest and there are 139 structures on the RPS listed within the former town boundary such as Mallow Castle, The Spa and The Clockhouse. There is a further structure on the Record of Protected Structures in the Environs (Woodstown House) and this is contained within the County Development Plan 2009. Within the town plan three areas of townscape value have been designated Architectural Conservation Areas and these include the entirety of the town centre (including the area around Mallow Castle), the Spa Glen and Bearforest Demense.

Archaeology

- 3.2.94 There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period and again in the 18th/19th century with the development of the railway and industry.
- 3.2.95 The Record of Monuments and Places (RMP) of County Cork which identifies archaeological sites throughout the county classifies Mallow as a historic town. The boundaries of the historic town are illustrated within the RMP. This area is referred to as the known Zone of Archaeological Potential (ZAP) where intense archaeology is present.
- 3.2.96 These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There are a number of sites zoned for development in areas where there are known archaeological monuments. Any proposals to develop these sites will need to include appropriate measures for the protection of the archaeological sites and features.

Natural Heritage and Biodiversity

3.2.97 The Blackwater River and its banks have been identified as a significant habitat containing important rare species. Accordingly, it has been designated a Special Area of Conservation (SAC) under the EU Habitats Directive. This Local Area Plan and all future development proposals, need to avoid adverse impacts on this designated site and has been subject to Habitats Directive Assessment in order to ensure it will not have any adverse impact on the designated site.

~~3.2.98 Although not covered by a formal statutory designation as the River Blackwater, the Spa Glen is considered to be a significant landscape feature and ecological corridor within the town and should continue to be designated as an amenity area and extended to ensure its protection from insensitive and inappropriate development.~~

3.2.99 It is important to retain areas of local biodiversity value, ecological corridors and habitats within Mallow and its environs and to protect these from inappropriate development. A number of other areas are zoned within this plan as open space on the basis that they represent potential local areas of habitat, may include stands of mature/semi-mature trees or hedgerow often in combination with an important aesthetic and amenity function.

3.2.100 These areas form an important part of the green infrastructure of Mallow and where feasible it is intended to retain and enhance these areas as locations of ecological value and to further reinforce their potential as urban wildlife/biodiversity corridors.

~~3.2.101 Notable corridors identified in this plan include riparian habitat at Bearforest Lower, the Spa Glen, Kennel Hill and Kilnockan to the North West of the town. Other areas are located within the SAC and/or are at flood risk and should continue to be reserved as passive (or where compatible active) areas of amenity and recreation. Tree Preservation Orders set out in former Mallow Town Plans generally correlate with those areas zoned for open space and the zonings generally have been retained as such.~~

Major Urban Expansion Areas

3.2.102 The Mallow Special Local Area Plan 2007 identified two major urban expansion areas in Mallow to facilitate the growth in population of the town to 20,000. The North East urban expansion area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg, centred on St Josephs Road and traversed by the N72. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. Combined these site were to deliver approximately 4,000 new houses, schools, neighbourhood centres, employment lands and other community services to support these neighbourhoods.

3.2.103 As discussed in more detail below, development of both areas is subject to a number of constraints and significant infrastructure is required to facilitate development. In the absence of greater certainty around these issues, it would be premature to seek to resolve the more detailed allocation of land uses, or the layout /design of the future development of these areas. Instead, this Local Area Plan sets out the overall uses that need to be accommodated within the area and the issues that need to be resolved before development can take place. Over the life of the Plan the Council is committed to working through these issues. As the issues are resolved and it is possible to provide more certainty to the development of the area, the Local Area Plan can be amended to include a more detailed framework for the development of both expansion areas, as appropriate.

Mallow North East Urban Expansion Area

- 3.2.104 These development lands comprising approximately 250ha are located at Keatleysclose, Carrigoon Beg and Ballyvinitier Lower. In 2007 these lands were identified for a mixed use neighbourhood including 3,000 new dwellings, mixed use neighbourhood centre, enterprise/employment zone, small scale industry/distribution, 30 hectares of open space, cemetery extension, lands for schools etc. **Part of the lands are located within the area governed by the Mallow Town Development Plan.**
- 3.2.105 The site generally consists of farmland under a mixture of grass and tillage. The central spine of the area is along the St. Josephs Road. The character of the area is predominantly rural. Outside of farmland and residential use, other notable features include an old cemetery, an ESB transformer station and a rugby pitch. The modern Mallow GAA facility located to the east is a substantial community attraction to the area.
- 3.2.106 The site rises from levels of approximately 50 metres to the south west adjoining the Blackwater to a plateau of approximately 70-80 metres to the north of the site. Generally the slopes are gentle in nature, although local variation is evident in places.

Constraints to Development

Natural Heritage

- 3.2.107 The River Blackwater Special Area of Conservation abuts this Urban Expansion area to the south and development needs to be completed in a way that protects the favourable conservation status of the site and in line with its Conservation Objectives. Key requirements in this regard relate to the protection of water quality in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats to prevent damage or disturbance.
- 3.2.108 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to secure the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

Roads Infrastructure

- 3.2.109 The key route connecting these lands to Mallow Town Centre is St. Joseph's Road (L1220). The N72 (Mallow – Fermoy Road) also borders the site and can be accessed from St Josephs road at Oliver's Cross. From the N72 access to other parts of town is available via the Spa Springs Road (L1246-0).
- 3.2.110 The Mallow Traffic and Transportation Study, prepared for the town in 2011, assumed the delivery of the M20 but this is presently suspended. In addition to the M20, the study suggested the construction of a number of new roads were needed to serve the future development of this expansion area including a Carrigoon Beg distributor road connecting the N72 southwards crossing St Josephs Road and the Blackwater to the Ballymagooley / Killavullen Road. An eastern distributor road was then proposed running south from the Ballymagooley Road, to join the N20 at a new junction at Quartertown Lower. These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan
- 3.2.111 It is not feasible for the volume of traffic associated with the development of this area to be routed down St Josephs Road and through the town centre. Delivery of a Mallow

Northern Relief Road, along the line of the former Mallow- Fermoy rail line, or some other route, is essential to divert the N72 route away from the town centre and free up road capacity to cater for the development of this expansion area. Provision of a Northern Relief Road will provide alternative access to the N20 around the northern edge of the town and allow the current N72 to be re-classified as a non national road, thus allowing for access to the lands from the current N72 road.

3.2.112 Significant development of these lands is premature pending the development of a Northern Relief Road. Delivery of this route is a matter for Transport Infrastructure Ireland and is beyond the control of the Council.

3.2.113 St. Josephs Road is a key central road within the site. Significant upgrading will be required to this piece of roads infrastructure particularly as much of the key community services and attractions are likely to be concentrated in this central area. Additional upgrading of the pedestrian and cycle facilities on both this road and the N72 route will also be needed once the N72 is diverted and the road is reclassified.

3.2.114 Delivery of the M20 is important of the overall development of Mallow. Delivery of the M20 would also allow the current N20 route to be reclassified and would free up additional road capacity within the town which would then be able to cater for new development.

Water Services Infrastructure

3.2.115 The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyviniter Regional Water Supply Scheme.

Flooding

3.2.116 Parts of the site have been identified to be at risk of flooding. This is predominantly along the Spa Stream channel which drains from the east down the Spa Glen along the route of the N72 and into the Blackwater. Recognising the flood risk issues which exist and existing ecology of this location, it is considered that the most reasonable and practical approach would be to create an extension of the Spa Glen amenity/ecological corridor outwards from the town centre.

3.2.117 The issue of surface water disposal is a significant issue having regard to the overall topography and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Spa Stream and Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north eastern sector of the town. SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site, linking the Spa Glen amenity area southwards to the River Blackwater Amenity Area.

Archaeological Sites

3.2.118 There are 12 archaeological sites located within the site. These are set out in the Table below. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

Object id	RMP Code	Description	Townland
5319	CO033-018----	Enclosure	CARRIGOON MORE
5329	CO033-017----	Enclosure	CARRIGOON MORE

Object id	RMP Code	Description	Townland
5333	CO033-012----	Ringfort - rath	CASTLELANDS
5334	CO033-013----	Enclosure	KEATLEYSCLOSE
5335	CO033-014----	Enclosure	PARKADALLANE
5336	CO033-015----	Ringfort - rath	BALLYVINITER LOWER
5337	CO033-016----	Ringfort - rath	BALLYVINITER LOWER
5417	CO033-089----	Enclosure	KEATLEYSCLOSE
5418	CO033-090----	Fulacht fia	CASTLELANDS
5419	CO033-091----	Fulacht fia	CASTLELANDS
5442	CO033-113----	Ringfort - rath	CARRIGOON MORE
5467	CO033-134----	Railway bridge	BALLYVINITER LOWER

Transmission Lines/110kv Electrical Transformer Station

3.2.119 There are a number of ESB transmission lines crossing the site. The voltage varies from 110 kV, 38 kV and 10 kV. The 110kv line runs from the northern portion of the site towards the entrance to Mallow GAA from where it diverts south west to the Electrical Transformer Station which is centrally located within the overall area. From there it diverts eastwards from where it follows the eastern boundary of the site. A maximum 40 meter wayleave between buildings is required along the route of the 110kv line. There are also a number of 38Kv lines. The large area (approximately 1.2 hectares) containing the 110kv Electrical Transformer Station and adjoining substation are significant constraints to the overall development of these lands. Suitable way leaves and buffers areas will need to be maintained between development and this infrastructure and this should inform decisions about the overall layout of the development.

Development Strategy

3.2.120 Zoning Objective MW R-14 sets out the requirements for the development of this area.

Mallow North West Urban Expansion Area

3.2.121 These lands comprising 67 ha are located west of the N20 / Railway line at Kennel Hill. Subject to the development of a comprehensive access strategy, these lands were identified in 2007 for the development of 1,000 new dwellings, mixed use neighbourhood centre including community hall/recreation facilities, a primary school and an extension of Mallow hospital. The lands are close to the core of the town where shops, schools and other facilities are located and the train station is easily accessible. This area also has good access to the national road network, without having to traverse the town centre.

Constraints to Development

Natural Heritage and Biodiversity

3.2.122 The River Blackwater is one of the key natural features of the town and is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. The development of the town and this Urban Expansion Area needs to be completed in a way that protects the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site. Key requirements in this regard relate to the protection of water quality

in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats.

3.2.123 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to come up with the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

Transport Issues

3.2.124 The north-west expansion area is separated from the town by the railway line and the N20, and developing these lands requires significant new road/rail crossing infrastructure to provide improved access and connectivity with the rest of the town, where schools and services are concentrated.

3.2.125 Access to the development lands is available from the new road provided by Irish Rail to the west of the railway line and from Kennel Hill. The capacity of the L1203/N72 junction which is adjacent to the railway viaduct is a major issue whilst the Annabella roundabout has little capacity to accommodate additional traffic arising from development. A comprehensive access strategy including a traffic management plan will be required if development is to take place in this area.

3.2.126 The Mallow Traffic and Transportation Study 2011 identified the need for significant new roads infrastructure in this area (see map) including:

- a) A new road through development land linking Kennel Hill to Navigation road / N72 to the south.
- b) A route northwards from Kennel Hill connecting up with the improved local road/extended road provided by Irish Rail.
- c) A new east -west link road connecting the N72 Navigation road to the N72 Park road going under the existing railway viaduct to be delivered as part of the development of the town centre. This route would cross the Blackwater SAC west of Mallow Bridge and would need to be fully assessed in terms of Natura Impact. The route is also located in the flood plain.
- d) A link to the northern part of the quadrant is recommended via Mallow Hospital.
- e) A new Western Distributor road (long term proposal) connecting N72 with the northern link road connecting to the M20.
- f) Pedestrian / cyclist connectivity between the north west quadrant and the town centre is poor and a new pedestrian link needs to be provided over the railway line. The Traffic and Transportation study suggests one near the Beecher Street Roundabout.

3.2.127 These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road for Mallow. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan

Water Services Infrastructure

3.2.128 Additional investment in water services infrastructure is required before these lands can be developed. The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyvinitter Regional Water Supply Scheme.

3.2.129 The issue of surface water disposal is a significant issue and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north west sector of the town. SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site and connecting to other areas.

Archaeology

3.2.130 There are two archaeological sites within the area which are scheduled for inclusion in the next revision of the RMP. These are available on archaeology.ie. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

Transmission Lines

3.2.131 There are a number of 38Kv lines which traverse the site east – west which have scope for undergrounding.

Development Strategy

3.2.132 Zoning Objective MW R 15 sets out the requirements for the development of this area.

General Objectives

3.2.133 The following General Objectives shall apply to all development within the development boundary of Mallow.

Local Area Plan Objective GO-01: General Objectives for Mallow	
Objective No.	
MW-GO-01	Plan for development to enable Mallow to achieve its target population to 20,000 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mallow's development as integrated live/work destination.
MW-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 River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.

Local Area Plan Objective GO-01: General Objectives for Mallow	
Objective No.	
MW-GO-03	The River Blackwater Special Area of Conservation runs through Mallow Town and Environs . 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 the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
MW-GO-04	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.
MW-GO-05	Prepare a Traffic and Transportation Plan for Mallow to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan. All development will be required to be consistent with the recommendations of this Plan.
MW-GO-06	Prioritise the development of a Northern Relief Road.
MW-GO-07	Support the delivery of the M20 and protect the route corridor as identified in the County Development Plan from inappropriate development.
MW-GO-08	Improve and enhance pedestrian and cycling connectivity throughout the town particularly north / south across the river and east / west across the railway line and N20.
MW-GO-09	Provide for the co-ordinated and phased development of the Urban Expansion Areas to the North East and North West of the town to deliver high quality housing/community and employment uses as appropriate.
MW GO 10	Support and promote Mallow town centre as the primary and most appropriate location for the expansion of retail development. — Protect the amenities of existing residential areas within the centre of the town and encourage the provision of new residential uses to strengthen the vitality of the town centre.
MW-GO-11	Enhance the overall tourism product of the town, for both locals and visitors, by ensuring the development of a network of interlinked attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due

Local Area Plan Objective GO-01: General Objectives for Mallow	
Objective No.	
	regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.
MW-GO-12	To encourage the active use of Mallow Castle and attendant Grounds as 'a special development area' to provide for, and accommodate tourism/recreational and cultural related uses. Any proposals need to have regard to the status of the Castle and attendant grounds as protected structures, national monument and architectural conservation area. Development proposals within the town should seek to protect and retain important vistas both to and from Mallow Castle.
MW-GO-13	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, historic laneways, town walls (both upstanding and buried), zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
MW-GO-14	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. Over the lifetime of the plan to develop a strategy to provide a network of green infrastructure in Mallow with the objective of improving the overall environment and quality of life of its residents.
MW-GO-15	Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan.
MW-GO-16	Protect the ecological integrity of the designated areas around Mallow town including the River Blackwater, the Special Area of Conservation (SAC). and the Spa Glen Amenity Corridor. Outside these designated areas, the natural and semi-natural habitats, their linkages and the diversity of life therein shall be protected including stands of mature trees and Tree Preservation Orders.
MW -GO-17	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan.

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section 1	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
MW-R-01	Medium A Density Residential Development. ^	13.23
MW-R-02	Medium A Density Residential Development to include satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided. ^	19.14
MW-R-03	Medium A Density Residential Development.	5.58
MW-R-04	Medium A Density Residential Development. Consideration should be given to the provision of serviced sites within the overall layout. Lands to the south of the site which are at risk of flooding should in general be retained as open space with potential to be included in an extension of the Spa Glen Amenity Corridor. * ^	26.78
MW-R-05	Medium A Density Residential Development. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Retain character, reinforce planting and provide an amenity corridor/walk along the stream to northernmost extent of the site to link with existing walkway to the west of the railway line. Proposals should seek to link with adjoining residential areas as part of an overall open space network. Consideration should be given to the provision of serviced sites within the overall layout. ^	25.14
MW-R-06	Medium B Density Residential Development. Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with the provisions Objective IN-01 in Section 1 of this Plan. Any development at this location shall be subject to a	2.21

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	detailed Historic Landscape Appraisal, giving due consideration to Cork County Council's 'Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings'. The conservation/restoration of demesne features will need to be provided for in any proposed development and a landscape management plan will be required.	
MW-R-07	Medium A Density Residential Development. Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with All proposals for development within an area at risk of flooding, shall comply with the provisions Objective IN-01 in Section 1 of this Plan.	8.35
MW-R-08	Medium A Density Residential Development. Nursing home to be provided. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Consideration should be given to the provision of serviced sites within the overall layout. Proposals should seek to retain lands including riparian habitat to the west for their ecological/amenity value and consider scope for inclusion of walkway/green corridor linking the L1203 Kennell Hill and the N72. ^	21.25
MW-R-09	Medium A Density Residential Development	1.02
MW-R-10	Medium B Density Residential Development. Existing trees and hedgerows along the western boundary of the site shall be retained and supplemented with planting to screen the development from the adjoining Spa Glen. Proposals should seek to provide connectivity to adjoining residential areas and where appropriate the Spa Glen Amenity Corridor. Consideration should be given to the provision of serviced sites within the overall layout. ^	5.67
MW-R-11	Residential care facility to include nursing home and housing for elderly.	2.15

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MW-R-12	Medium A Density Residential Development. Proposals shall have particular regard to the topography of the site.	10.26
MW-R-13	Medium B Density Residential Development.	1.67
MW-R-14	<p>Mallow North East Urban Expansion Area : To secure the development of a sustainable new live / work neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the residential component of the development shall be guided by the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Development should provide for:</p> <ul style="list-style-type: none"> a) In the region of 3,000 new dwellings grouped within distinctive character areas with an appropriate housing mix and density. b) Lands for a primary and secondary school campus in a central location. c) Centrally located, mixed use neighbourhood centre to meet local retail needs and provide for some civic public space and community facilities. d) Lands for employment uses – Business uses as defined by the County Development Plan 2014. e) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities including provision for a public bus service. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study. f) Generous passive and active public open space provision including providing for extension of Spa Glen and Blackwater Amenity corridors; two local parks (approximately 2 hectares in size each as per recreational and amenity audit) to the north 	<p>222.859</p> <p>(to be reduced to exclude lands within town boundary.)</p>

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<p>and south sides of St. Josephs Road; interconnected green corridors through the area linking key community and recreational facilities from the Blackwater to the Spa Glen.</p> <p>g) Cemetery expansion if required</p> <p>h) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area</p> <p>i) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan.</p> <p>j) Any proposals in this area will need to take into account the 110kv ESB lines and ESB transformer station and apply appropriate mitigation including buffers as required.</p> <p>k) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure.</p> <p>l) Proposals for the funding and delivery of infrastructure.</p> <p>Development of this expansion area is dependent on:</p> <p>m) Preparation of a new Mallow Traffic and Transportation Plan</p> <p>n) Delivery of a Mallow Northern Relief Road.</p> <p>o) Upgrading of St Joseph's road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route.</p> <p>p) The availability of appropriate water and waste water infrastructure to cater for the needs of the development.</p> <p>q) Completion of a SUDS (sustainable urban drainage systems) study for the area and the integration of SUDSs proposals in the overall layout and design of the scheme in terms of</p>	

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<p>landuse, open space, green infrastructure, ecological corridors etc.</p> <p>r) Mitigation of any negative effects on archaeology and other natural and built heritage.</p> <p>s) * ^</p>	
MW-R-15	<p>Mallow North West Urban Expansion Area: To secure the development of a sustainable new neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the development shall be guided by the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Development should provide for:</p> <p>a) In the region of 1,000 new dwellings grouped within distinctive character areas, of appropriate mix and density.</p> <p>b) Lands for a primary school and other necessary community facilities.</p> <p>c) Robust and sustainable movement network through the lands based on the provision of new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study.</p> <p>d) SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure which takes into account the recreational requirements, landscape and ecological sensitivities of the area to include:</p> <p>i. Extension of amenity corridor along the stream to the south of the area to link with existing walkway to the west of the railway line.</p> <p>ii. Local community park to complement the proposed amenity corridor and serve the residents of the area.</p> <p>iii. Measures to retain the built,</p>	48.07

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<p>archaeological and natural heritage as appropriate.</p> <p>Development of this expansion area is dependent on:</p> <ul style="list-style-type: none"> e) Preparation of a new Mallow Traffic and Transportation Plan f) The availability of appropriate water and waste water infrastructure to cater for the needs of the development. g) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area h) Mitigation of any negative effects on archaeology and other natural and built heritage. i) * ^ 	
Business		
MW-B-01	Business Uses. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development . Proposals should include a detailed landscape plan.	3.48
MW-B-02	Business Uses Consolidation of appropriate uses primarily of a business/technology nature, visually enhance and improve the overall appearance and layout including upgrading footpath and roads infrastructure. Seek to improve permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town core. Proposals should include a detailed landscape plan. * ^	12.21
MW-B-03	Business Uses. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north as well as to the town core need to be included as part of any development proposals. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of	19.98

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. * ^	
Industry		
MW-I-01	<p>Medium or large scale industry primarily suitable for low employment intensity uses. Any proposals should look at the overall phased and comprehensive development of the site and should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. * ^</p> <p>Proposals should pay particular attention to:</p> <ul style="list-style-type: none"> • An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure. • A detailed SUDS strategy for the site. • Proposals for dealing with any residual contamination issues post the completion of the site remediation process. 	32.99
MW-I-02	<p>To allow for the expansion of existing adjoining dairy processing facility and ancillary uses connected with same. Proposals shall include appropriate measures to protect the amenities of other properties in the area. *</p> <p style="text-align: center;">^</p>	1.6
	Re-introduce former I-05 here. See amendment text	
MW-I-03	<p>Industrial Uses. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan</p>	4.95
MW-I-04	<p>Distribution and small or medium scale industrial development. Proposals for the development of this site</p>	43.73

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	should include the provision of a linear riverside park for amenity purposes, in a manner that is compatible with the protection of the River Blackwater SAC. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Proposals should include a detailed landscape plan. * ^	
MW-I-05	Established Industrial Uses	2.17
MW-I-06	Distribution and small or medium scale industrial development subject to compliance with development boundary objectives. Proposals should include a detailed landscape plan. * ^	17.48
MW-I-08	Extension of existing light industry site at Quartertown. Access to be provided through the existing entrance and landscaping to be provided along the southern boundary of the site to protect residential amenity.	0.79
Town Centre/ Neighbourhood Centre		
MW-T-01	Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. *	21.65
MW-T-02	Provide for Town Centre expansion, to include a mix of town centre. See MW-RA-04	2.35
MW-T-03	Landmark site to accommodate different uses including modern office space, retail warehousing and residential uses above ground floor level. An element of convenience retailing may also be appropriate, although comparison retailing should be located in the MW-T-01, in the first instance. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.	3.26
MW-T-04	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to	1.53

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	the development of the town centre generally. *	
MW-T-05	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. *	1.22
MW-T-06	To facilitate the regeneration of site at Ballydaheen Road for retail and other neighbourhood uses. *	0.79
MW-T-07	Ballydaheen Neighbourhood Centre. To consolidate neighbourhood centre uses and improve the overall visual aesthetic and physical accessibility of the area.	1.2
MW-T-08	To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge.*	0.81
MW-T-09 MW-T-01?	To protect and consolidate existing retail uses	0.39
Community		
MW-C-01	Mallow Hospital and ancillary uses.	8.38
MW-C-02	St. Patrick's Hospital and ancillary uses.	3.47
MW-C-03	Lands suitable for educational, institutional and civic uses. —	5.96
Utilities		
MW-U-01	Protect the Corridor for the Mallow Northern Relief Road – N72 from inappropriate development.	
Open Space, Sports, Recreation, Amenity and Housing		
MW-O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should	16.37

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	
MW-O-02	Spa Glen Amenity Corridor. Informal open space and recreation uses but with provision for a limited residential component mainly in the area near Ballylough Cross. Residential proposals must include provision for enhanced public access to the areas of significant amenity value. Watercourses, woodland and riparian habitats on site should be retained and protected.*	1.67
MW-O-03	Mallow GAA. Lands to remain in open space, sports and recreation use.	13.03
MW-O-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan. Explore options to provide pedestrian crossings over the river to link the north and south parts of the town. Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs. *	221.24 – reduce size (now in 2 parts due to town plan split)
MW-O-05	Open space, sports, recreation and amenity. Sports and playing pitch provision. Remainder of lands to remain predominantly open and rural in character.	56.56 (reduce size as per previous plan)
MW-O-06	Open space, sports, recreation and amenity. Watercourses, woodland and riparian habitats on site shall be retained and protected. Scope for linkages to adjoining open space/recreational zonings should be explored.	15.56
MW-O-07	Sports facilities and playing pitch provision. Watercourses, woodland and riparian habitats on site shall be retained and protected.	9.25
MW-O-08	Mallow Golf Club. Open space, sports, recreation and amenity. To remain predominantly open in character as part of the landscape setting of the town.	34.76
MW-O-09	These lands form part of the flood plain and are not generally suitable for development. Part of the site is	23.49

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	adjacent to a Special Area of Conservation.	
MW-O-10	Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*	17.59
MW-O-11	Mallow Racecourse. Open space, sports, recreation and amenity.	84.37
MW-O-12	Amenity Open Space.	1.65
MW-O-13	Retain, reinforce and protect for its amenity function. Riparian habitat with aesthetic and ecological value adjoining the Bearforest estate. Scope for linkages to adjoining open space/recreational zonings should be explored.	10.04
MW-O-14	Open Space/Recreation to serve communities to the south side of Mallow.	2.03
MW-O-15	Open space suitable for woodland/landscaping with scope for pedestrian link from Bellevue to Mallow Primary Healthcare and adjoining employment areas. Part of this land may also be used to provide an extension of the cemetery should the need arise.	5.15
MW-O-16	Open space to include amenity walkway.	1.89
MW-O-17	Open space, including tree planting, to be retained for its important visual function on main approach to the town from the north.	0.69
MW-O-18	Lands to be retained for their visual character including woodland riparian habitat on main approach road into Mallow from the north.	10.94
MW-O-19	Open space and recreational use	1.49
MW-O-20	Open space and recreational use	0.36
MW-O-21	Open space and recreational use	0.69
MW-O-22	Spa Glen – To allow for limited extension of existing detached housing. Proposals should be subject to an appropriate level of ecological assessment to ensure significant adverse effects on the integrity of the area are avoided. Residential proposals must include provision for enhanced public access to the areas of significant amenity value.	1.54

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* 1	Flood Risk - See objective IN-01 in Section	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MW-O-23	Bearforest Lower – Subject to high quality design, low density housing may be considered on that part of land located outside of both flood risk area and designated Special Area of Conservation.	3.98
MW-O-24	Extension of Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*	24.25 }
MW-O-25	Open space to include amenity walkway. Watercourses, woodland and riparian habitats on site shall be retained and protected.	6.08

Appendix C List of submissions by interested parties in the Kanturk Mallow Electoral Area

Interested Party	Reference	Settlement
Adele Maher MRTI	DLAP16-16-11880665	Dromahane
Applegreen	DLAP16-16-11852196	Countywide
Archdeacon Gerard Casey	DLAP16-16-12382864	Mallow
Banteer Lyre and Districts Community	DLAP16-16-11549577	Banteer
Charles Moore	DLAP16-16-12118400	Mallow
Classic Lodges (Ireland) Ltd	DLAP16-16-11850452	Kanturk
Coillte Teoranta	DLAP16-16-11878577	Watergrasshill
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Cork Cycling Campaign	DLAP16-16-11849089	Countywide
Cork Education & Training Board	DLAP16-16-11592327	Countywide
Cork Environmental Forum	DLAP16-16-11882060	Countywide
cork nature network	DLAP16-16-11791728	Countywide
Dairygold Co-operative Society Ltd	DLAP16-16-11874260	Mallow
Denis Murphy	DLAP16-16-12118593	Mallow
Denis Murray	DLAP16-16-11538263	Dromahane
Denis Murray	DLAP16-16-11545001	Dromahane
Department of Arts, Heritage, Regional, Rural	DLAP16-16-11865670	Countywide
Dermot Twomey	DLAP16-16-11876047	Mallow
Don O'Connor	DLAP16-16-12119719	Kanturk
Donal and Catriona Barrett	DLAP16-16-11592755	Bweeng
Dromahane Development Assoc.	DLAP16-16-12120016	Dromahane
Dromahane National School Parents	DLAP16-16-11589892	Dromahane
Dromahane National School Parents	DLAP16-16-11590263	Dromahane
Dromahane National School Parents	DLAP16-16-11591044	Dromahane
Dromahane NS Parents Association	DLAP16-16-11589061	Dromahane
Duggan Allied Steel Ltd.	DLAP16-16-11839314	Millstreet
Environmental Protection Agency	DLAP16-16-11591435	Countywide
Eoin Gleeson	DLAP16-16-10945664	Countywide
Forefront Construction	DLAP16-16-11875713	Mallow
Gas Networks Ireland	DLAP16-16-11881850	Countywide
Gas Networks Ireland	DLAP16-16-9891830	Countywide
Grangefield Developments Limited	DLAP16-16-11875887	Kanturk
Hallmark Building Services Ltd.	DLAP16-16-11777844	Mallow
Health and Safety Authority	DLAP16-16-10800942	Countywide
IRD Duhallow Ltd.	DLAP16-16-11855311	Newmarket
Irish Water	DLAP16-16-11847067	Countywide
Jennifer Sleeman	DLAP16-16-11561170	Countywide
Jerry Linehan	DLAP16-16-12137324	Burnfort
Jerry O'Regan	DLAP16-16-11307793	Lombardstown
Jerry O'Regan	DLAP16-16-11309184	Lombardstown
John Aherne, Curragh, Kanturk, Co. Cork.	DLAP16-16-11191041	Kanturk
John F O' Connor	DLAP16-16-11880199	Kishkeam
John O'Flynn c/o Cook Architects	DLAP16-16-12175617	New Twopothouse
Josephy and Joan O'Callaghan	DLAP16-16-12119411	Dromahane
Julie Chambers	DLAP16-16-11741893	Ringaskiddy
k dawson	DLAP16-16-11769006	Countywide
Lidl Ireland GmbH	DLAP16-16-11604946	Mallow
Lidl Ireland GmbH	DLAP16-16-11672085	Kanturk
Lyre Community Association CLG	DLAP16-16-11511096	Lyre
Mallow College	DLAP16-16-11871465	Mallow
Mallow Development Partnership	DLAP16-16-12119199	Mallow

Interested Party	Reference	Settlement
Marie Forde	DLAP16-16-11865232	Mallow
Maureen O'Reilly Tierney	DLAP16-16-12137449	Bweeng
Meitheal Mara Teoranta	DLAP16-16-11877975	Countywide
Meitheal Mara Teoranta	DLAP16-16-11878917	Countywide
Michael & Anne Frawley	DLAP16-16-11873970	Dromahane
Michael & Mary Quinlivan	DLAP16-16-11879534	Kanturk
Michael & Mary Quinlivan	DLAP16-16-11883434	Kanturk
Michael Fleming	DLAP16-16-11879840	Cullen
Michael Hennessy Ltd	DLAP16-16-11584857	Bweeng
Michael Mac Aree	DLAP16-16-11877709	Countywide
Michael O'Hanlon	DLAP16-16-12136779	Mallow
Minister for Housing, Planning, Community	DLAP16-16-11876775	Countywide
Mr Stephen Blair, Director SRA	DLAP16-16-11589178	Countywide
Office of Public Works	DLAP16-16-11866198	Countywide
O'Flynn Construction	DLAP16-16-11874474	Countywide
O'Flynn Construction	DLAP16-16-11875771	Mallow
Parish of Mallow	DLAP16-16-12458647	
PJ O' Leary	DLAP16-16-11881059	Kishkeam
Quarry Park Ltd	DLAP16-16-11875189	Mallow
Representatives of Kathleen O'Meara	DLAP16-16-11847787	Mallow
Robert and Dorothy Guerin	DLAP16-16-11699049	Ballydaly
Rosaleen O'Leary	DLAP16-16-11805008	Countywide
Ryan Howard	DLAP16-16-11880909	Countywide
Shane Buckley	DLAP16-16-11872513	Ballydesmond
Shane Kerrisk & Edel Frawley	DLAP16-16-11844355	Dromahane
Sli Eile Housing Association Ltd.	DLAP16-16-11385455	Churchtown
South and East Cork Area Development	DLAP16-16-11867531	Countywide
Southern Regional Assembly	DLAP16-16-12137156	Countywide
Tadgh and Anne O'Flynn	DLAP16-16-11876758	Millstreet
Thomas Costelloe	DLAP16-16-11452597	Gortroe
tom o sullivan and bridget o sullivan	DLAP16-16-11865660	Kanturk
Tony Palmer	DLAP16-16-12139089	New Twopothouse
Tony Ryan	DLAP16-16-11305723	Lombardstown
Transport & Mobility Forum, Cork	DLAP16-16-11876170	Countywide
Transport Infrastructure Ireland	DLAP16-16-11592294	Countywide
Transport Infrastructure Ireland	DLAP16-16-12177281	Countywide
Ursula Sheehan	DLAP16-16-10847419	New Twopothouse
Val and Leila Wallace	DLAP16-16-12137023	Mallow
Zita O'Dwyer	DLAP16-16-11471061	Mallow

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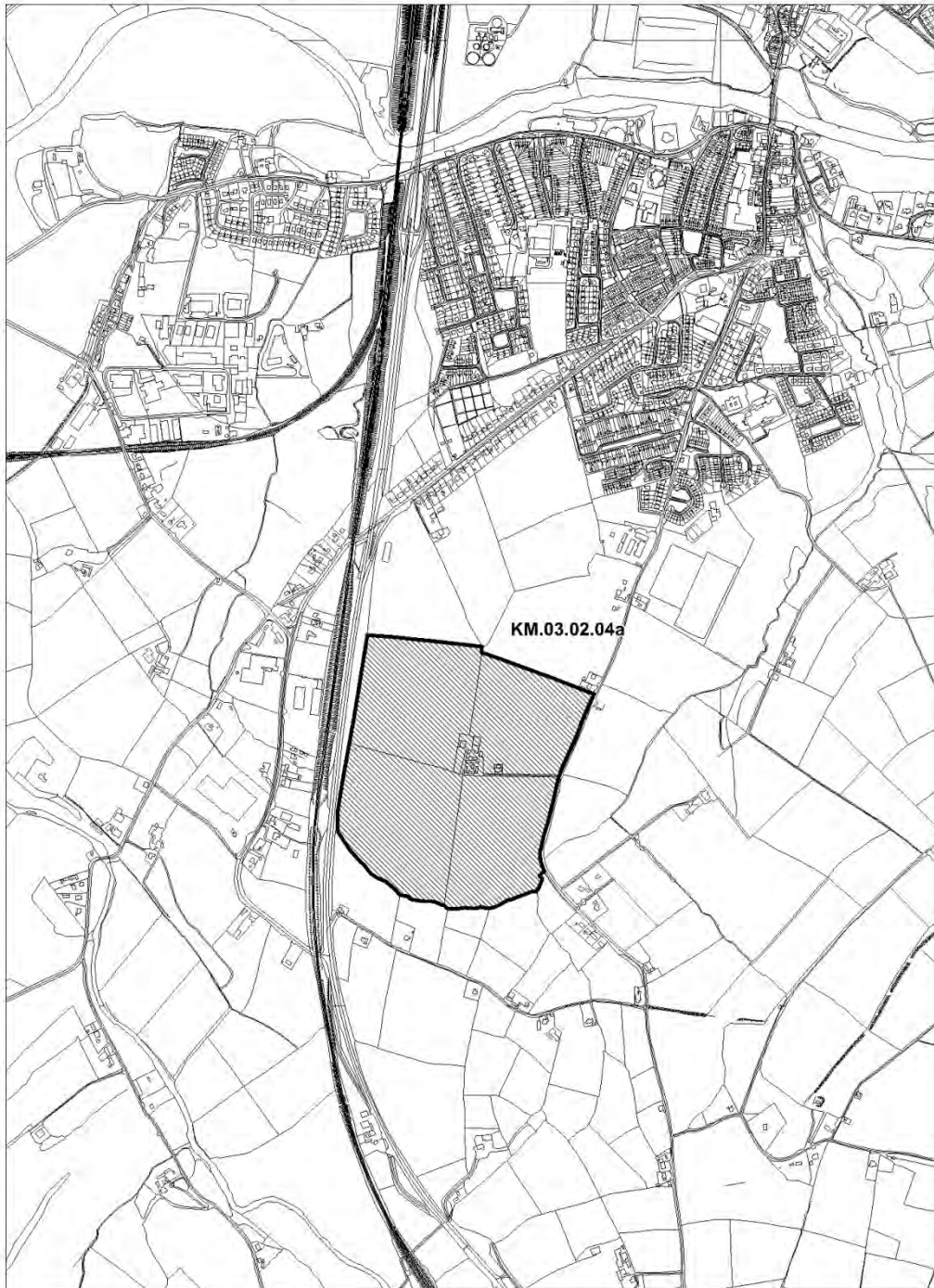
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Amendment Ref:KM.03.02.01

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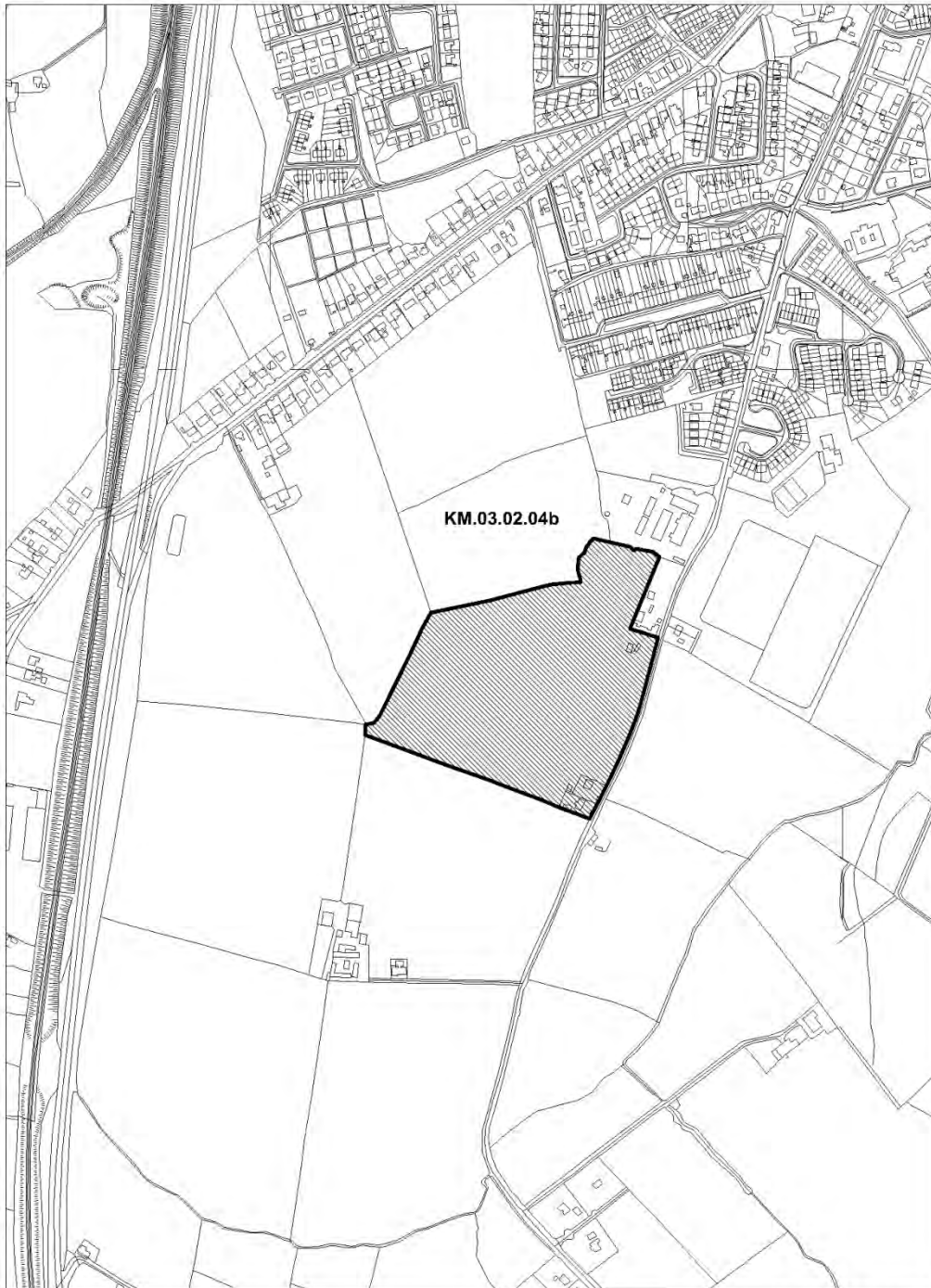
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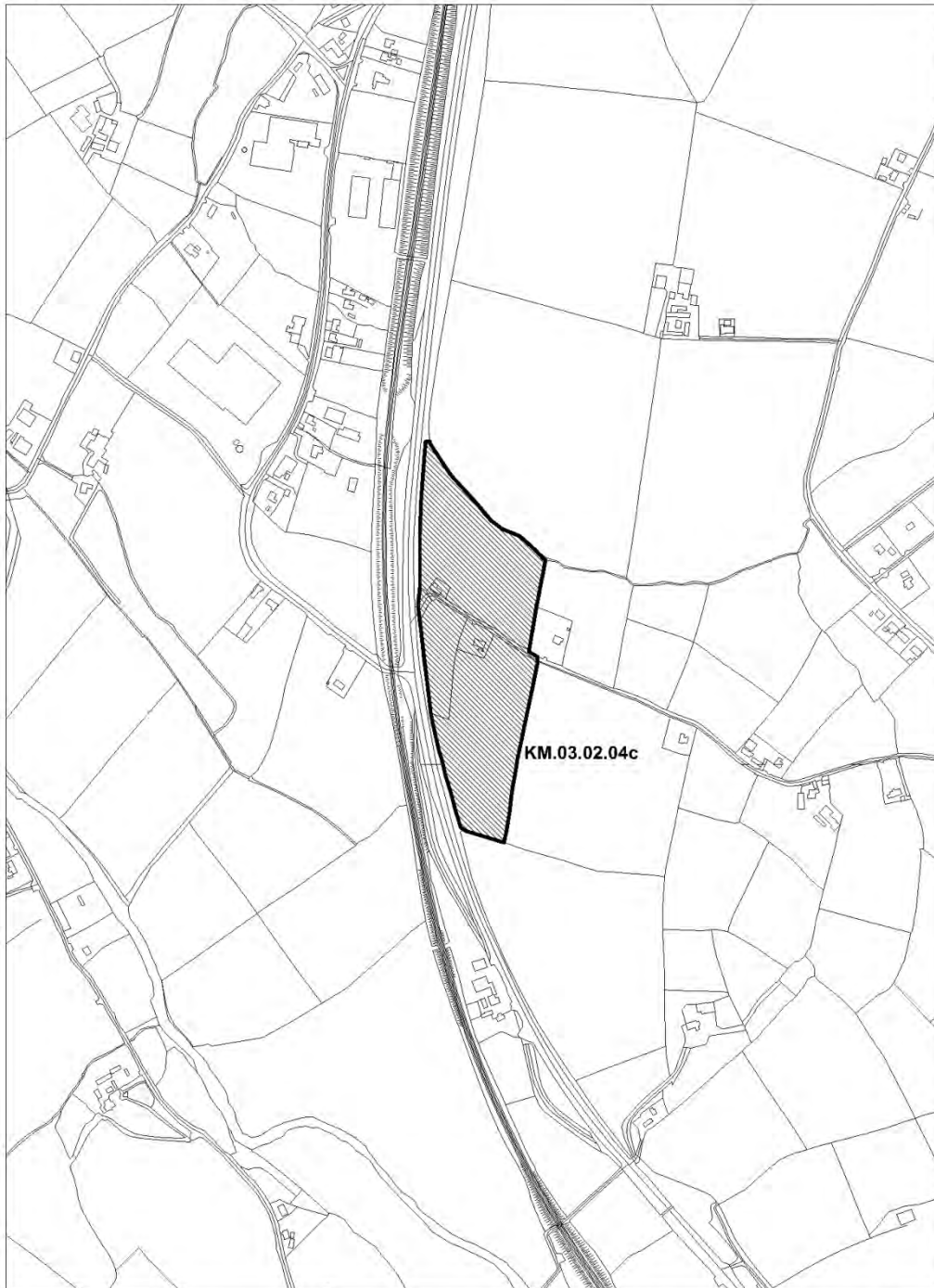
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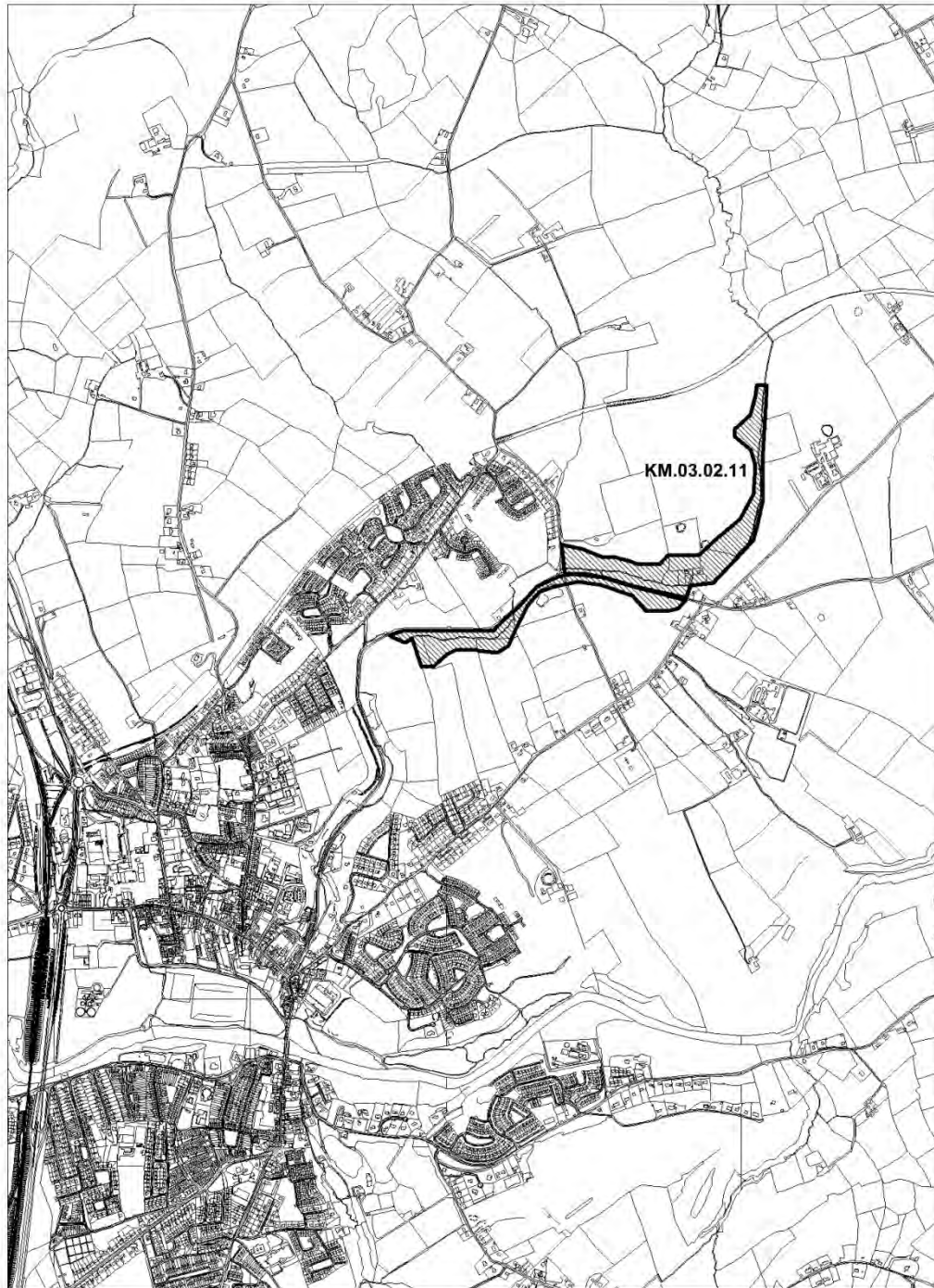
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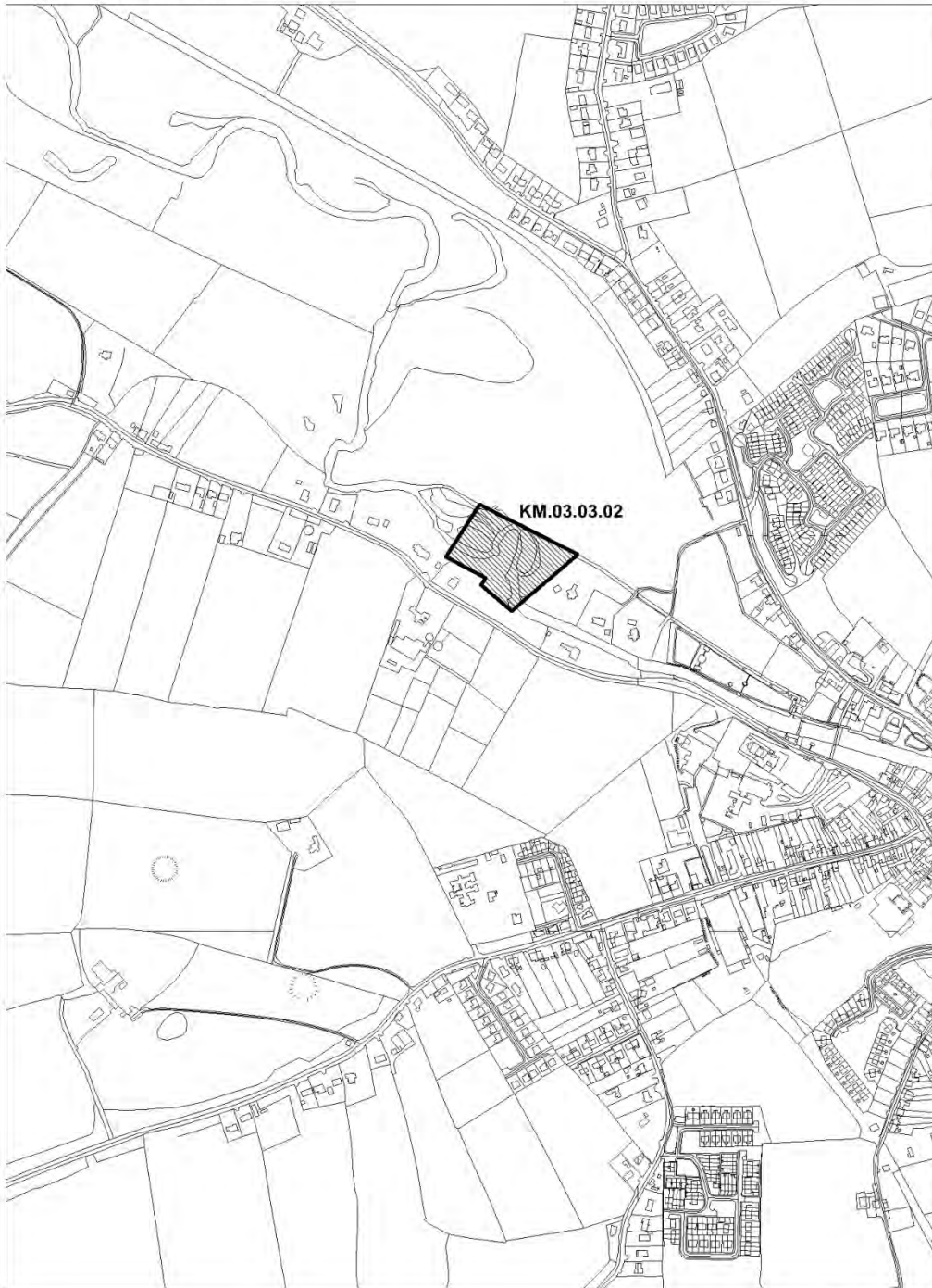
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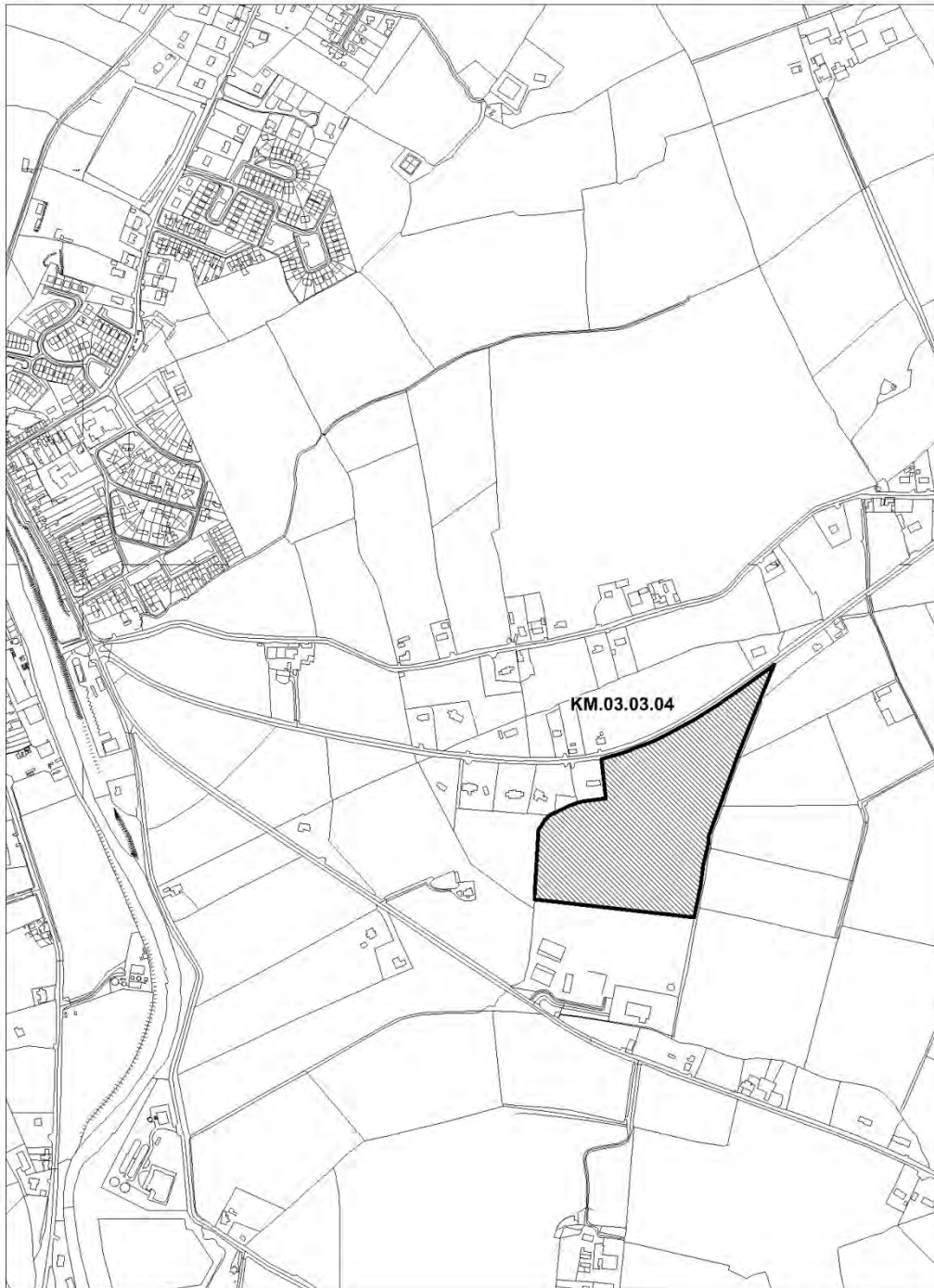
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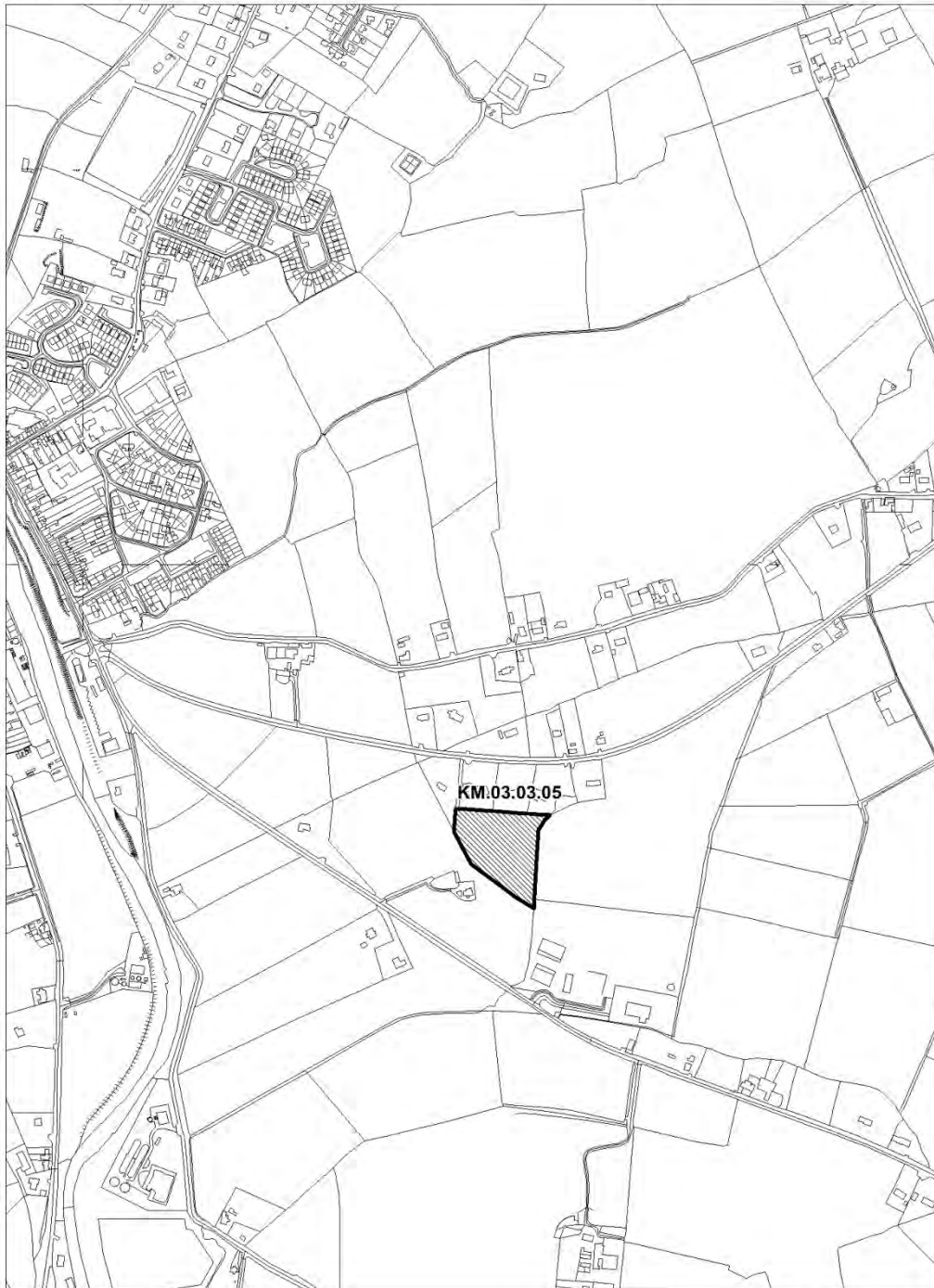
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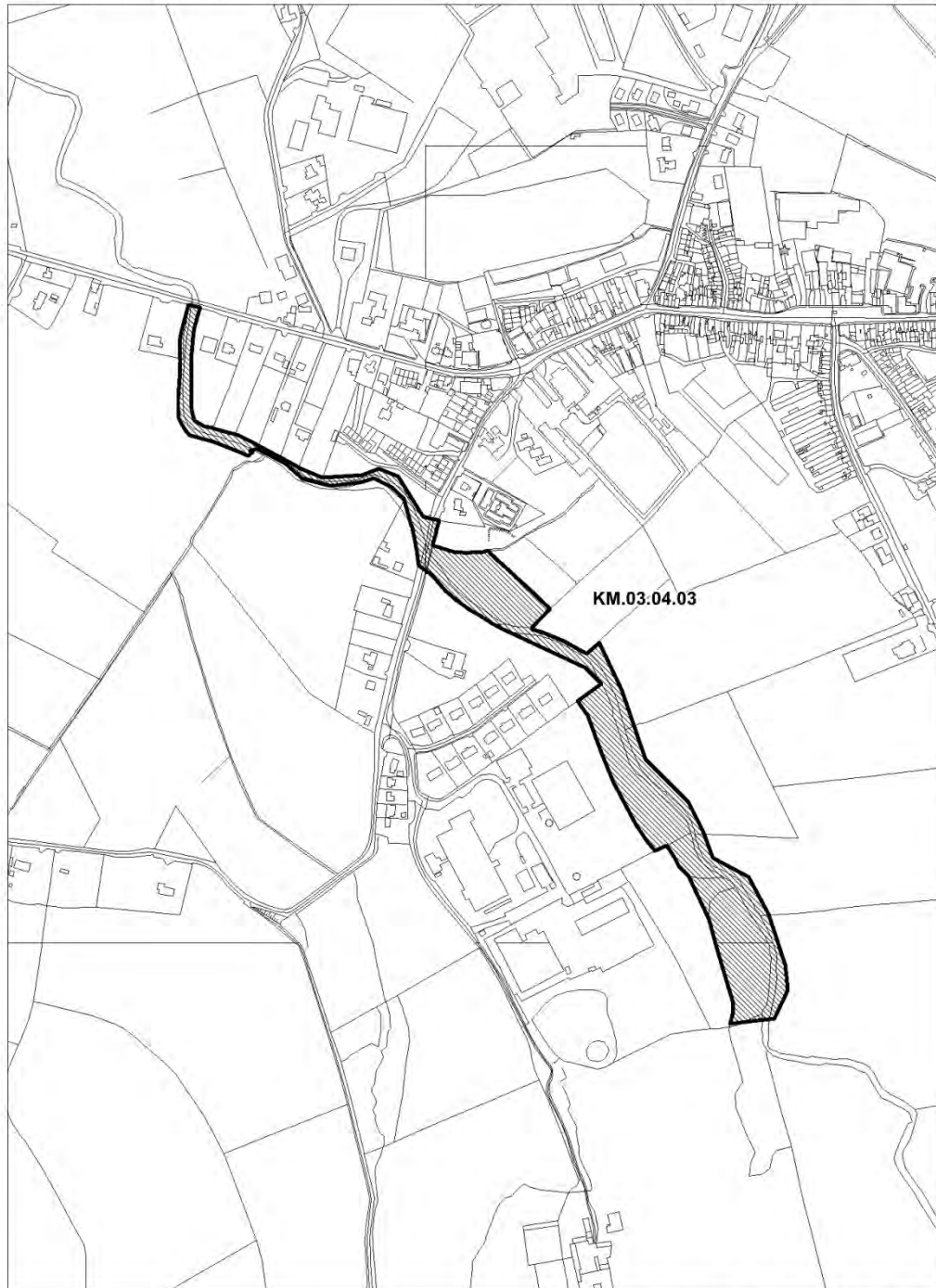
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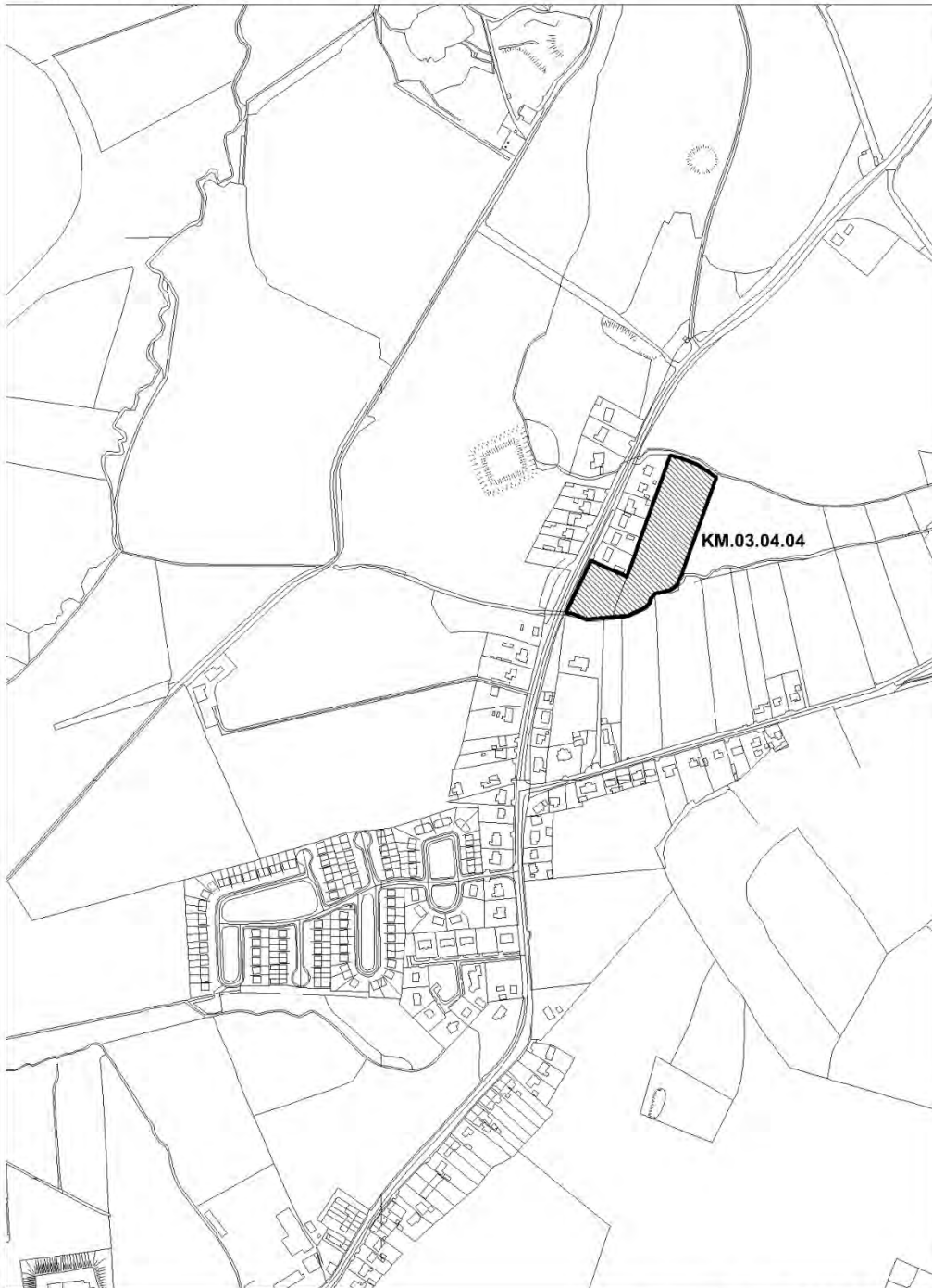
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Amendment Ref:KM.03.04.03

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Millstreet



Amendment Ref:KM.03.04.04

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Newmarket



Amendment Ref:KM.03.05.02

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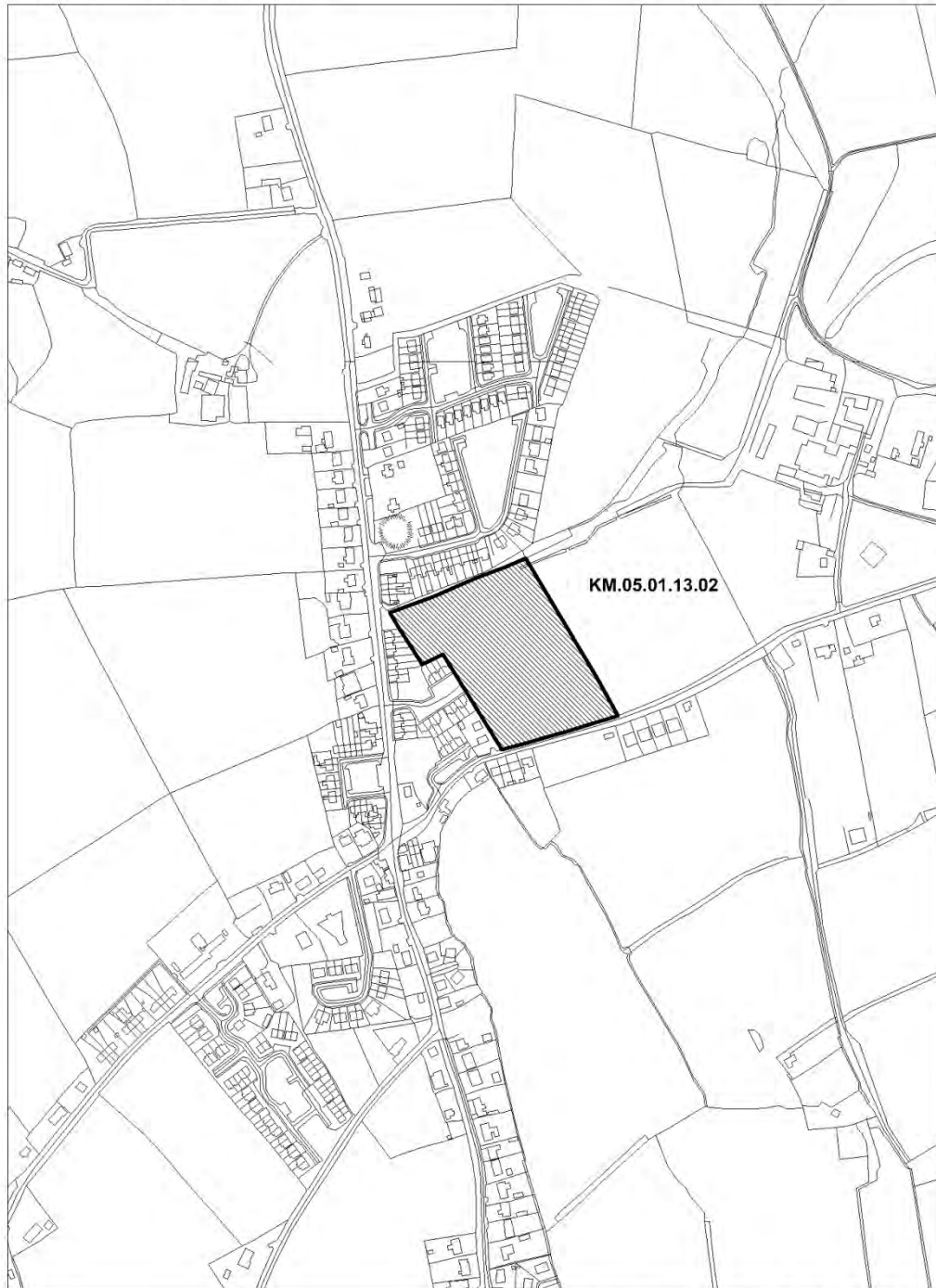
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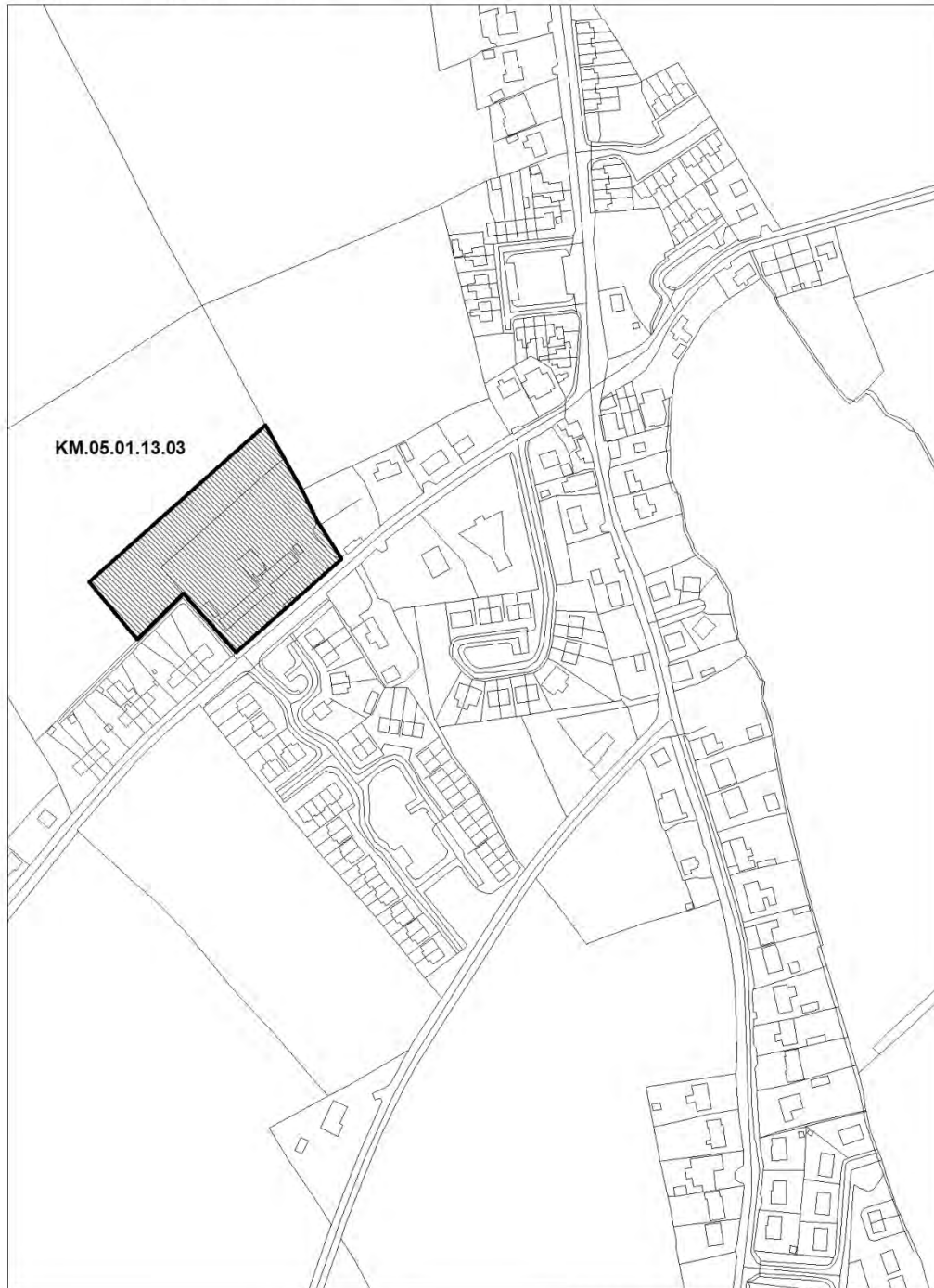
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Amendment Ref:KM.05.01.13.02

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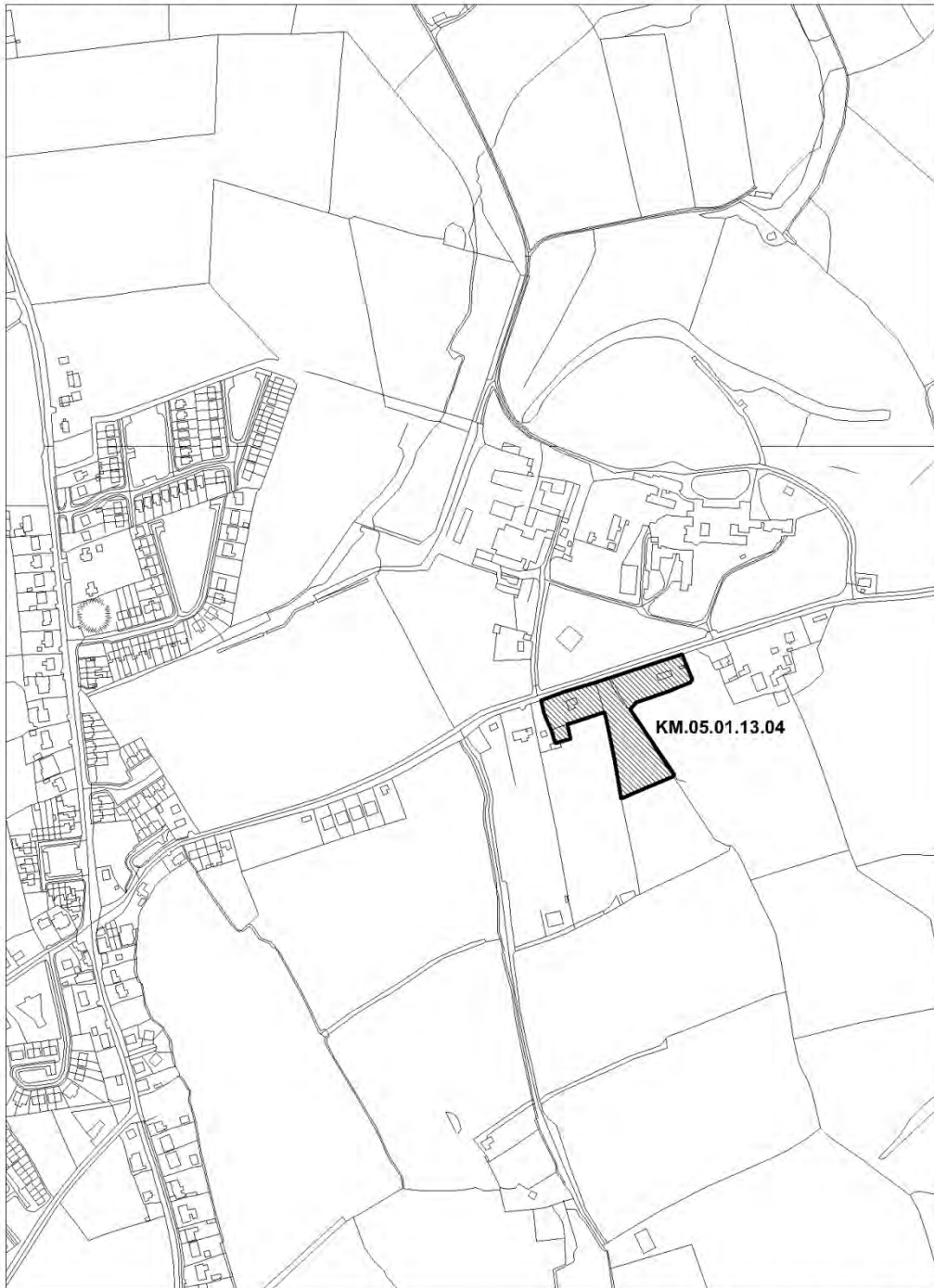
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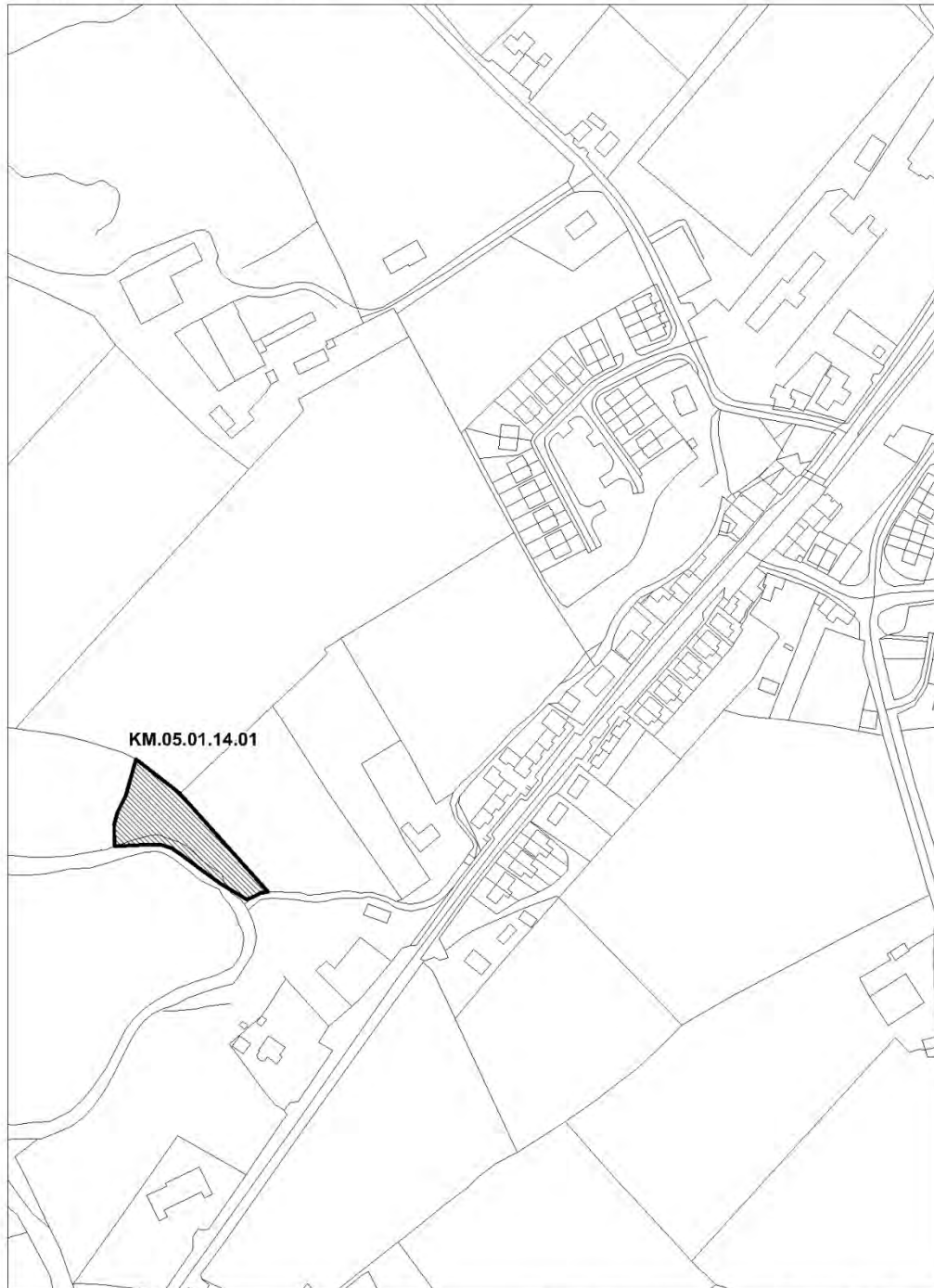
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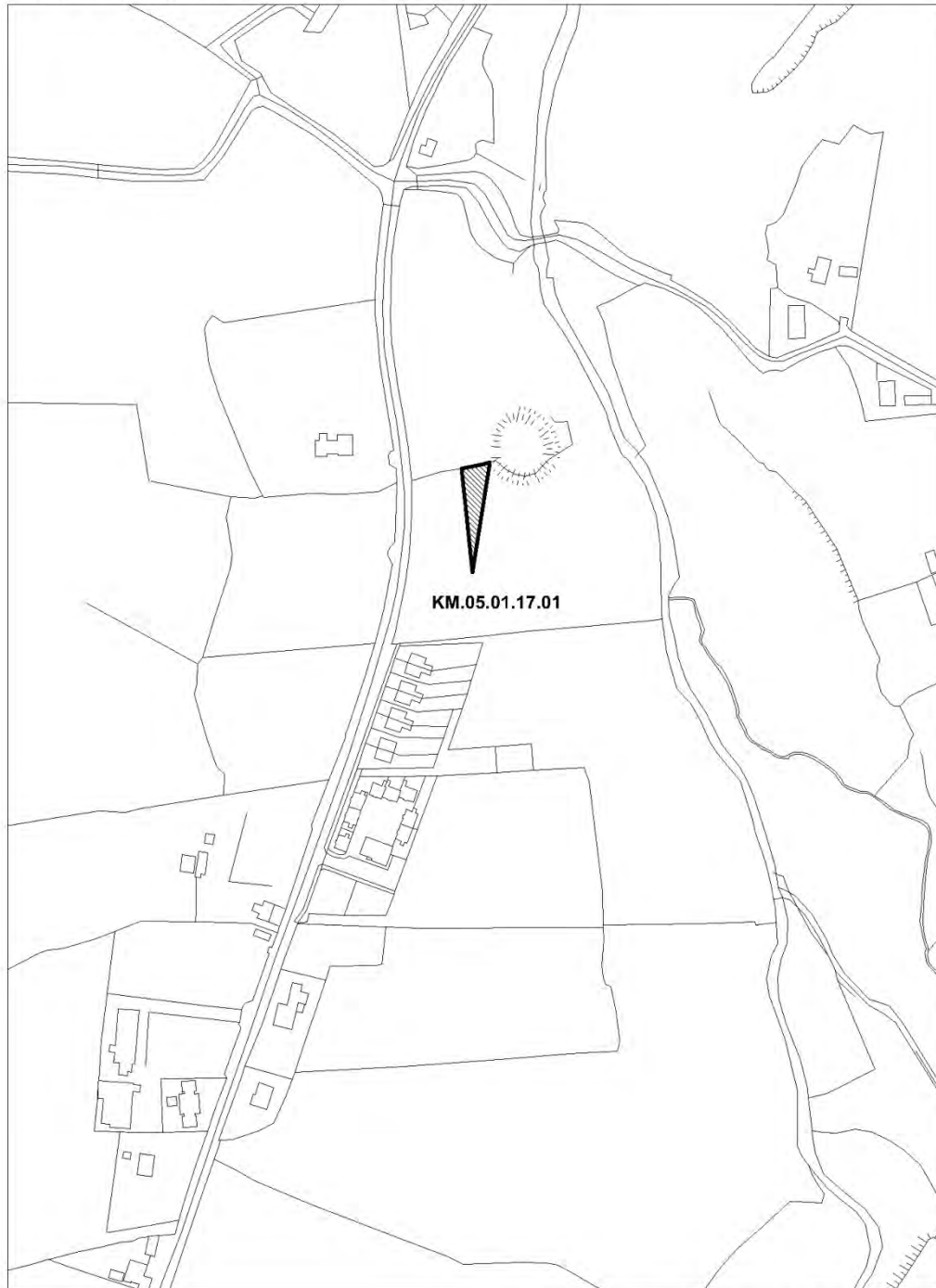
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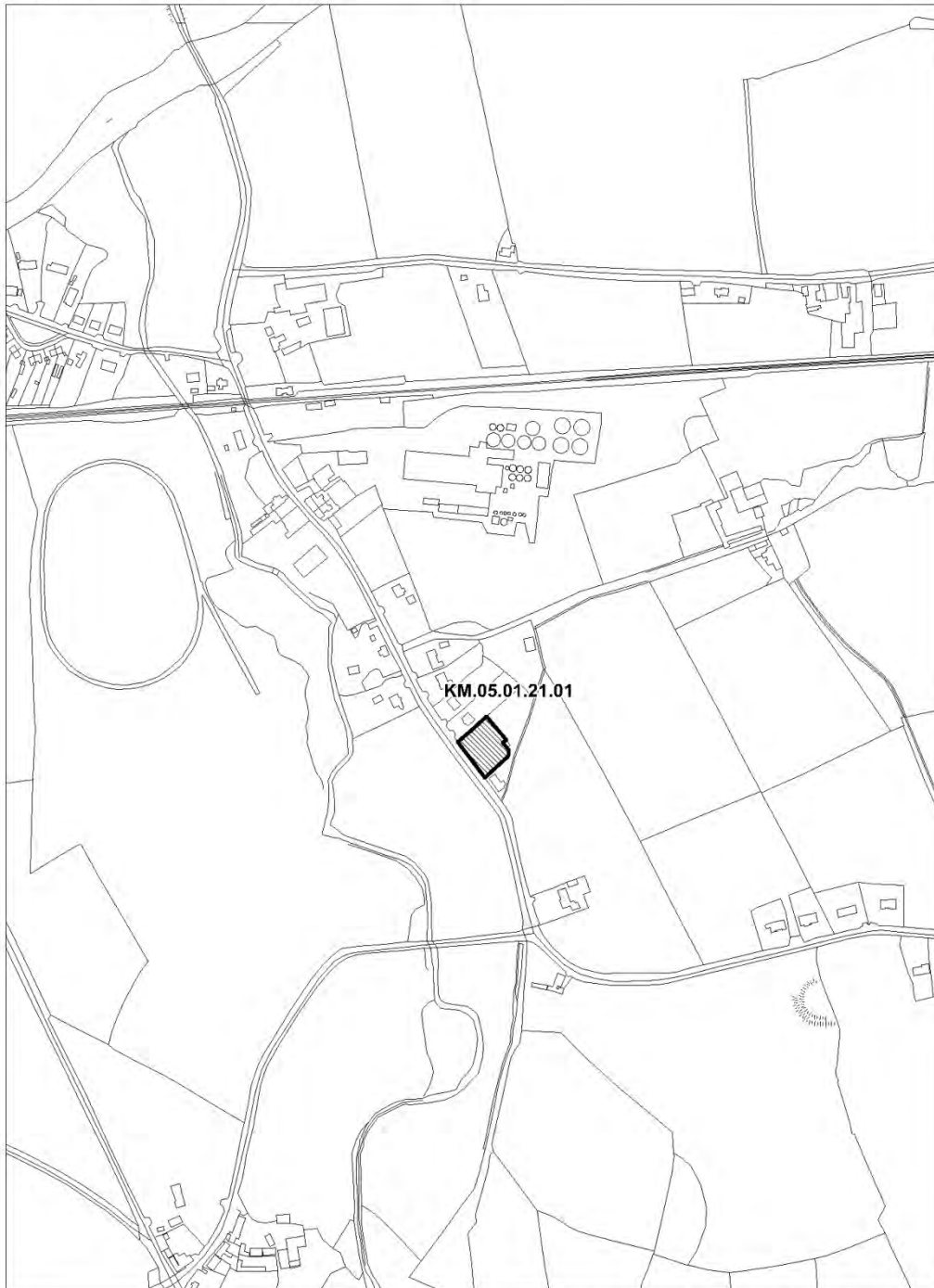
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Amendment Ref:KM.05.01.17.01

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Lombardstown



Amendment Ref:KM.05.01.21.01

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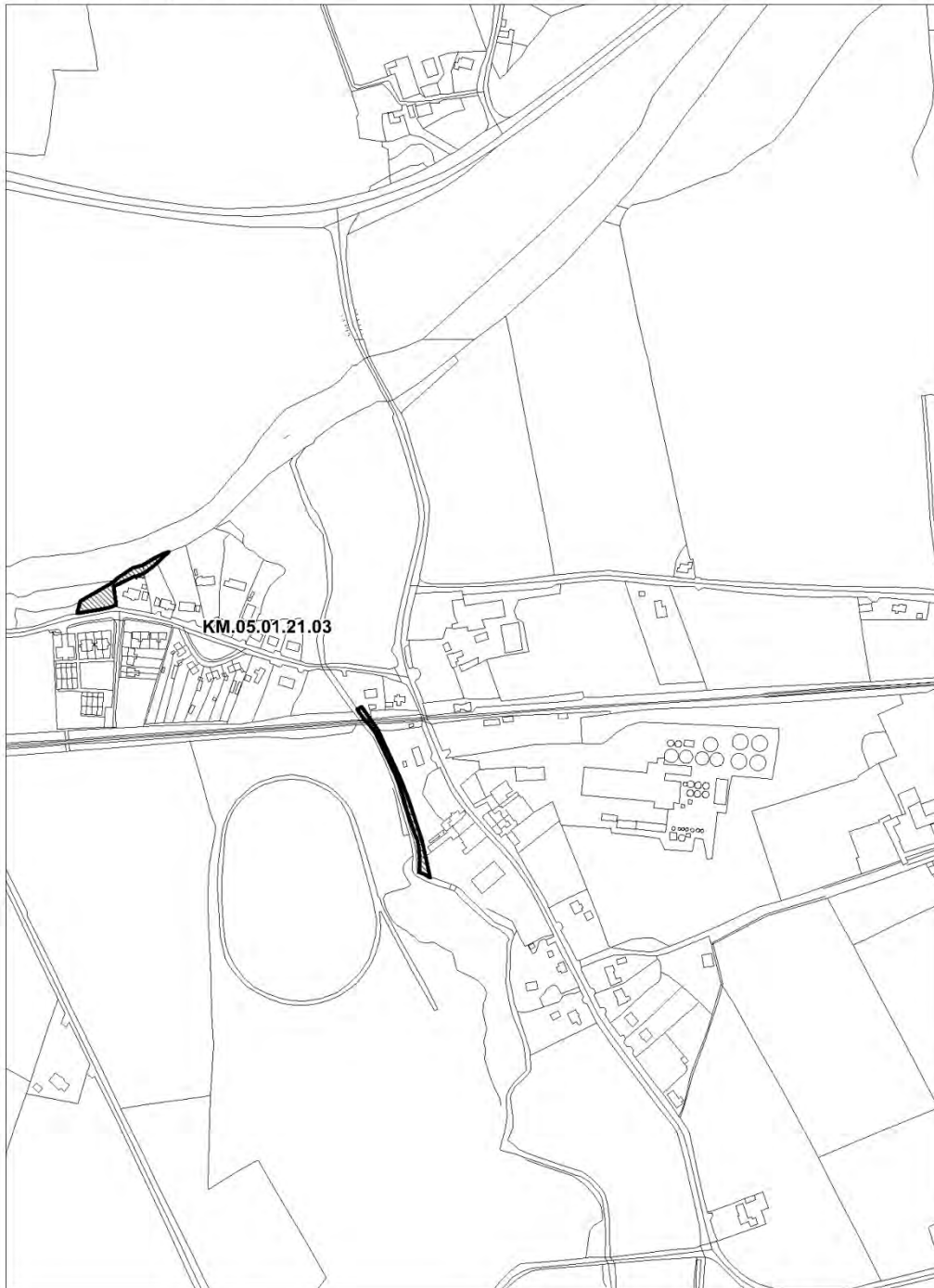
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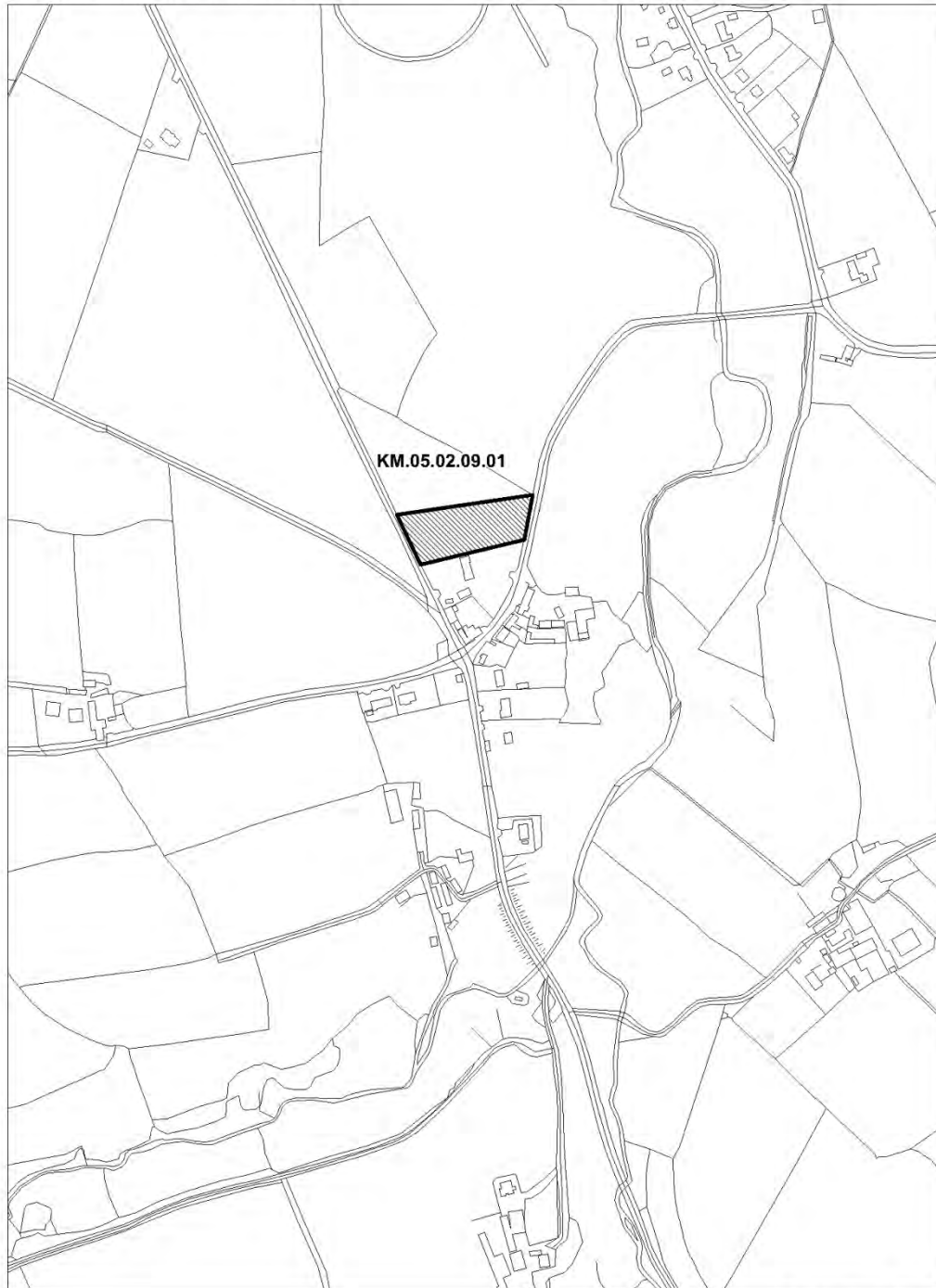
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Amendment Ref:KM.05.01.21.03

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Gortroe



Amendment Ref:KM.05.02.09.01

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Nad



Amendment Ref:KM.05.02.14.01

List of late submissions

Donal Ryan
Sean Kelly
Jane O'Callaghan
Helen Buckley
Tim Buckley

Appendix X**List of persons who made a submission in relation St Mary's Church Mallow.**

Appendix X List of persons who made a submission in relation St Mary's Church Mallow.	
1.	A. Finnegan
2.	A. Mellerick
3.	A. O Sullivan
4.	Aaron Crowley
5.	Aaron Horgan
6.	Adrian Bucke
7.	Agnes Kiely
8.	Agnes Murphy
9.	Ahou Rosine Sialou
10.	Aidan and Claire Shannon
11.	Aidan Smith
12.	Aileen O Driscoll
13.	Aisling Smith
14.	Alan and Elaine Palmer
15.	Alan Jeremiah Daly
16.	Alan Joseph
17.	Alan O Callaghan
18.	Alan O Mahony
19.	Amanda Sheehan
20.	Amy Murphy
21.	Andrew Goulding
22.	Andrew Halloran
23.	Andrew McCarty
24.	Andrew O Sullivan
25.	Angela O Keeffe
26.	Angela Spillane
27.	Ann Barlon
28.	Ann Barrett
29.	Ann Breen
30.	Ann Byrne
31.	Ann Griffin
32.	Ann Higgins
33.	Ann Luddy
34.	Ann McNamara
35.	Ann Murphy
36.	Ann O Connor
37.	Ann Rehham
38.	Ann Taylor
39.	Ann Twohig
40.	Anna Bohan
41.	Anna Borkowsla Hogan
42.	Anna Colbert
43.	Anna Coleman
44.	Anne Baer
45.	Anne Bowles
46.	Anne Browne
47.	Anne Long O Sullivan
48.	Anne Marie Crowley
49.	Anne Mary O Regan
50.	Anne Murphy
51.	Anne Murphy
52.	Anne O Callaghan

53.	Anne O Halloran
54.	Anne Sloane
55.	Anne Walsh
56.	Anne Whelan
57.	Annie Sheridan
58.	Anthony Lynes
59.	Anthony Roche
60.	Antoine Ayivi
61.	Anton Coughlan
62.	Aoibheann O Neill
63.	Aoife Connon
64.	Aoife Dounes
65.	Aoife Guerin
66.	Aoife O Connell and Aoife O Connell
67.	Archie Bowles
68.	Ashley Guenn
69.	Atish Joseph
70.	Audrey Reilly
71.	Audrey Smith
72.	Avril Twomey
73.	B. Costello
74.	B. Murphy
75.	B. O Connell
76.	Barbara O Mahony
77.	Barbara Willis
78.	Barry Leahy
79.	Barry O Callgahan
80.	Barry O Halloran
81.	Beatrice Foley
82.	Becca McCarthy
83.	Bengie Halloran
84.	Ber Bradley
85.	Bernadette Downing
86.	Bernard Duggan
87.	Bernard Finn
88.	Bernie Evans
89.	Bernie Fitzgerald
90.	Bernie Murphy
91.	Bernie O Keeffe
92.	Beth Murphy
93.	Betty Buckley
94.	Betty Casey
95.	Betty O Connell
96.	Betty Reid
97.	Bibiana O Connell
98.	Bill Gregor
99.	Billy Cashman
100.	Billy France
101.	Billy O Sullivan
102.	Billy Walsh
103.	Bobby Willis
104.	Breda Considine
105.	Breda Kehoe
106.	Breda O Connell
107.	Breda O Connor
108.	Breda O Flynn
109.	Breda Scanlon

110.	Breda Walsh
111.	Brenda Buckley
112.	Brenda Neville
113.	Brendan Bowens
114.	Brendan Coleman
115.	Brendan O Driscoll
116.	Brendan Walsh
117.	Brian Gordon
118.	Brian Gordon
119.	Brian O Mahoney
120.	Brian Willis
121.	Bríd Broderick
122.	Bridget Doherty
123.	Bridget Gare
124.	Bridget Relilnan
125.	Bridie O Conell
126.	Bridie O Driscoll
127.	Brigid Coillins
128.	Brigid Griffin
129.	Brigid Willis
130.	C. Buckley
131.	C. Hallihan
132.	C. Lucey
133.	C. O Donovan
134.	Caoimhe Guerin
135.	Caoimhe O Connell
136.	Carel Gbadjavi
137.	Carmel Browne
138.	Carmel Fitzgerald
139.	Carmel Kearney
140.	Carmel Kelly
141.	Carmel O Sullivan
142.	Carol Guerin
143.	Carol Nolan
144.	Caroline Sullivan
145.	Cathal Lehane
146.	Catherine and Trevor Palmer
147.	Catherine Buckley
148.	Catherine Cahill
149.	Catherine Carey
150.	Catherine Carroll
151.	Catherine Donegan
152.	Catherine Doyle
153.	Catherine Fitzgerald
154.	Catherine Gallagher
155.	Catherine Goulding
156.	Catherine Greany
157.	Catherine Horan
158.	Catherine Long
159.	Catherine Mc Bride
160.	Catherine McCarthy
161.	Catherine Moynihan
162.	Catherine O Callaghan
163.	Catherine O Connor
164.	Catherine O Neill
165.	Catherine Power
166.	Catherine Sully

167.	Catherine Turner
168.	Cathy Nitters
169.	Celeste Taylor and Family
170.	Celine Walsh
171.	Charles Lehane
172.	Chloe Kelly
173.	Christina Mullane
174.	Christine Browne
175.	Christine Mcauliffe
176.	Christine O Flynn
177.	Christopher Mannon
178.	Christy Downey
179.	Ciara Aurele Gbadjavi
180.	Ciara Carroll
181.	Ciara Collins
182.	Ciara O Sullivan
183.	Ciaran and Gobnait Tracey
184.	Ciaran Smith
185.	Cila Linehan
186.	Claire Bucke
187.	Claire Capps
188.	Claire Cogan
189.	Claire Collins
190.	Claire Lynch
191.	Claire O Donoghue
192.	Clara Manley
193.	Claudette Fogarty
194.	Colette Lucey
195.	Colin and Colette Edwards
196.	Colin Bradley
197.	Colm Smith
198.	Colman Sheehan
199.	Con Murphy
200.	Con O Sullivan
201.	Con Scannell
202.	Connie O Halloran
203.	Conor Allen
204.	Conor Dennehy
205.	Conor Griffin
206.	Conor Healy
207.	Conor O Donoughue
208.	Cornelius O Sullivan
209.	D O Donoughue
210.	Damien Crowley
211.	Dan Murphy
212.	Dan Nagle
213.	Dani Jaiman
214.	Daniel and Eileen Healy
215.	Daniel O Connell
216.	Daniel Scully
217.	Danjoe Corkery
218.	Danny Buckley
219.	Danny Weathers
220.	Darren Forde
221.	Darren Keogh
222.	Darren Roche
223.	Darren Whelan

224.	Daryl Scanlon
225.	Dave and Anne Scully
226.	Dave Cleary
227.	David and Mary Buckley
228.	David and Michelle Buckley
229.	David and Sally Halloran
230.	David Finn
231.	David Flynn
232.	David Murphy
233.	David O Donoughue
234.	David O Mahoney
235.	David Walsh
236.	David Weadle
237.	David Willis
238.	Dawn Hanley
239.	Deborah O Connor
240.	Declan Cronin
241.	Deidre Coleman
242.	Deidre Foley
243.	Deidre Forde
244.	Deidre Glavin
245.	Deidre Hogan
246.	Deidre Murphy
247.	Deidre O Neill
248.	Deidre Spillane
249.	Deidre Spillane
250.	Denis and Alice Cronin
251.	Denis and Breda O Regan
252.	Denis and Joy Murphy
253.	Denis and Noreen O Neill and family
254.	Denis Barry
255.	Denis Daunt
256.	Denis Farrissey
257.	Denis Fitzgerald
258.	Denis Healy
259.	Denis Healy
260.	Denis Healy
261.	Denis Lehane
262.	Denis McCarthy
263.	Denis McCarthy
264.	Denis Murphy
265.	Denis Murphy
266.	Denis O Connell
267.	Denis O Connor
268.	Denis O Mahony
269.	Denis O Regan
270.	Denis Sullivan
271.	Denise Dempsey
272.	Denise Grill
273.	Denise Guerin
274.	Denise McCarthy
275.	Denise McKenna
276.	Denise Mulcahy
277.	Der Cronin
278.	Dermot Buckley
279.	Dermot Casey
280.	Dermot McSweeney

281.	Desmond Cogan
282.	Diarmuid and Christine O Donovan
283.	Diarmuid O Connell
284.	Dominic Gallagher
285.	Donal and Doreen Nunan
286.	Donal Attridge
287.	Donal Murphy
288.	Donal O Sullivan
289.	Donal Turner
290.	Donie O Rourke
291.	Donncha Farrissey
292.	E. Wall
293.	Eamon and Alison O Donnell
294.	Eamon and Freda Walsh
295.	Eamon J. Gardiner
296.	Eamonn O Connell
297.	Ed Brosnan
298.	Ed McNamara
299.	Eddie Carey
300.	Eddie Collins
301.	Edel Browne
302.	Edward Gordon
303.	Eileen Caplice
304.	Eileen Carroll
305.	Eileen Carroll
306.	Eileen Coughlan Sullivan
307.	Eileen Curtin
308.	Eileen Forde
309.	Eileen Horgan
310.	Eileen Joyce
311.	Eileen Lehane
312.	Eileen Mackessy
313.	Eileen Mulcahy
314.	Eileen Murphy
315.	Eileen Murphy
316.	Eileen O Mahony
317.	Eileen O Sullivan
318.	Eileen Scanell
319.	Eileen Sheehan
320.	Eileen Sullivan
321.	Eileen Twomey
322.	Elaine McGarvey
323.	Elaine O Brien
324.	Elaine O Sullivan
325.	Eleanor Cullinane
326.	Eleanor Fitzpatrick
327.	Eleanor Fleming
328.	Eleanor Nagle
329.	Eleanor Relilnan
330.	Elena O Callaghan
331.	Elish O Callaghan
332.	Elisha Hartnett
333.	Elizabeth Baryoff
334.	Elizabeth Deane
335.	Elizabeth Griffin
336.	Elizabeth Healy
337.	Elizabeth Herbert

338.	Elizabeth O Donoghue
339.	Ellen Buckley
340.	Ellen O Keeffe
341.	Ellen Sheehan
342.	Ellen Young
343.	Elm Cronin
344.	Elma Singleton
345.	Emily Mai O Sullivan
346.	Emma Collins
347.	Eoghan Kenny
348.	Essie Nagle
349.	Essie Roche
350.	Esther O Sullivan
351.	Ethan Guerin
352.	Eugene Cleary
353.	Eugene Gasgonne
354.	Evelyn Sheehan
355.	Ewan Cronin
356.	Ewen O Mahony
357.	F. Scannell
358.	Filemna Glavin
359.	Finbarr Carroll
360.	Finbarr Sheekan
361.	Fiona Healy
362.	Fiona O Donoughue
363.	Fiona O Sullivan
364.	Fr, Joe O Keefe
365.	Fr. Patrick McCarthy
366.	Fr. Sean Corkery
367.	Frances Crowley Egan
368.	Francis Moynihan
369.	Francis O Connor
370.	Frank and Helen O Connor
371.	Frank and Mary Crowley
372.	Frank Justice
373.	Frank Killilea
374.	Frank O Callaghan
375.	Frank Sheahan
376.	Frank Sheehan
377.	Fred Ward
378.	G. Lucey
379.	G. Murphy
380.	G. Walsh
381.	Gary O Driscoll
382.	Gavin Brouder
383.	George Flynn
384.	George Griffin
385.	George Gunton
386.	George O Sullivan
387.	Gerald Walsh
388.	Geraldine Buckley
389.	Geraldine Morgan
390.	Geraldine O Halloran
391.	Gerard Aherne
392.	Gerard Doyle
393.	Gerard Healy
394.	Gerard Mannan

395.	Gerard O Callaghan
396.	Gerard O Donoghue
397.	Gerard O Mahony
398.	Gerard Smith
399.	Gerry and Imelda Murphy
400.	Gobnait Willis
401.	Grace Hurley
402.	Grainne Downes
403.	Grainne Long
404.	Grainne O Donoughue
405.	Gretta Cullinane
406.	Gretta France
407.	Gus and Breda Hefferan
408.	Hanna O Sullivan
409.	Hannah Brennan
410.	Hannah Ryan
411.	Hannah Ryan
412.	Hannah Sheahan
413.	Hannah Sheehan
414.	Hannah Sheehan
415.	Helen Attridge
416.	Helen Browne
417.	Helen Coughlan
418.	Helen Crowley
419.	Helen Cuartin
420.	Helen Currin
421.	Helen Healy
422.	Helen Long
423.	Helen O Boyle
424.	Helen O Connell
425.	Helen O Leary
426.	Helen Roche
427.	Helen Ruby
428.	Hugh Kelly
429.	Ian Bradley
430.	Ian Finnegan
431.	Ian Scanlon
432.	Imelda Crowley
433.	Irene Dorgan
434.	J. Barry
435.	J. Buckley
436.	J. Doody
437.	J. Geaney
438.	J. Gleeson
439.	J. Murphy
440.	J. O Sullivan
441.	J. Scannell
442.	J. Sheehy
443.	Jack Jones
444.	Jackie O Reilly
445.	Jackie Rafter
446.	Jacqui Cotter
447.	Jaime Norton
448.	Jaimon Marirose
449.	James Cronin
450.	James Flannery
451.	James Flynn

452.	James Kelly
453.	James Kelly
454.	James Lehane
455.	James O Callaghan
456.	James O Driscoll
457.	James O Mahony
458.	James Scanlon
459.	James Sullivan
460.	James Sweeney
461.	James Ward
462.	James Willis
463.	Jason Culley
464.	Jean Cooney
465.	Jean O Neill
466.	Jeanette O Connell
467.	Jen O Sullivan
468.	Jennifer Doolan
469.	Jennifer Lane
470.	Jennifer Lynes
471.	Jennifer Lyons
472.	Jenny Cullinane
473.	Jenny O Keeffe
474.	Jeremiah A. Walsh
475.	Jeremy Cronin
476.	Jermiah Curran
477.	Jermiah O Sullivan
478.	Jermiah Walsh
479.	Jerome Coquel
480.	Jerry Bucke
481.	Jerry Buckley
482.	Jerry Considine
483.	Jerry Cronin
484.	Jerry Healy
485.	Jerry Sheehan
486.	Jessica Hartnett
487.	Jessica Horgan
488.	Jill Attridge
489.	Jim and Claire O Riordan
490.	Jim and Eileen Flynn
491.	Jim Hanigan
492.	Jim Houlihan
493.	Jim Lane
494.	Jim Lane
495.	Jim O Brien
496.	Jim O Brien
497.	Jim O Flynn
498.	Jim O Keefe
499.	Jim O Keefe
500.	Jim Palmer
501.	Jim Relihan
502.	Jimmy Sullivan
503.	Jlomas Whelan
504.	Joan Ahern
505.	Joan and Denis Brady
506.	Joan and Sean Buckley
507.	Joan Guerin
508.	Joan Jones

509.	Joan Justice
510.	Joan Lane
511.	Joan Linehan
512.	Joan Mahony
513.	Joan McKerring
514.	Joan O Callaghan
515.	Joan O Donoghue
516.	Joan Syms
517.	Joan Willis
518.	Joanne Devane
519.	Joanne Ryan
520.	Joe Finn
521.	Joe Glavin
522.	Joe McCarthy
523.	Joe Scully
524.	Joe Singleton
525.	John and Bridgid Boyle
526.	John And G. Ryan
527.	John and Mary Coakley
528.	John and Mary Sheedy
529.	John Browne
530.	John Buckley
531.	John Crowley
532.	John Crowley
533.	John Curtin
534.	John Curtin
535.	John D. Murphy
536.	John Daly
537.	John Daly
538.	John Doyle
539.	John Duggan
540.	John Finnegan
541.	John Finnegan
542.	John Fleming
543.	John Griffin
544.	John Griffin
545.	John Healy
546.	John Hennigan
547.	John Joe Kavanagh
548.	John Joe Ronayne
549.	John Lehane
550.	John Lucey
551.	John Lucey
552.	John McCarthy
553.	John McCarthy
554.	John McDermott
555.	John Moriarty
556.	John Murphy
557.	John Murphy
558.	John O Brien
559.	John O Carroll
560.	John O Connell
561.	John O Driscoll
562.	John O Flaherty
563.	John O Flynn
564.	John O Leary
565.	John O Leary

566.	John O Neill
567.	John O Shea
568.	John O Shea
569.	John O Sullivan
570.	John Paul Merritt
571.	John Paul Neenan
572.	John Pristley
573.	John Sexton
574.	John Singleton
575.	John Vesley
576.	Joseph Abraham
577.	Joseph Barrett
578.	Joseph Brennan
579.	Joseph Horgan
580.	Joseph Lehane
581.	Josephine Dunlea
582.	Josephine Foley
583.	Josh Walsh
584.	Judy McCarthy
585.	Judy O Connell
586.	Julia O Sullivan
587.	Julia Sheahan
588.	Justin McCarthy
589.	K. Toomey
590.	Karen O Halloran
591.	Kate Ryan
592.	Katherine Lehane
593.	Katherine M. Spillane
594.	Kathleen (Finnegan) Bird
595.	Kathleen Burke
596.	Kathleen Collins
597.	Kathleen Donavan
598.	Kathleen Finnegan
599.	Kathleen Finnegan
600.	Kathleen Kelly
601.	Kathleen Lane
602.	Kathleen Leahy
603.	Kathleen Maloney
604.	Kathleen McCarthy
605.	Kathleen McDermott
606.	Kathleen Murphy
607.	Kathleen Murphy
608.	Kathleen Murphy
609.	Kathleen O Callaghan
610.	Kathleen O Connell
611.	Kathleen O Mahony
612.	Kathleen O Sullivan
613.	Kathleen O Sullivan
614.	Kathleen Ryan
615.	Kathleen Sheehan
616.	Kathleen Wedel
617.	Kathleen Wedel
618.	Kathy Downey
619.	Kathy Murphy
620.	Katie Buckley McGregor
621.	Katie Murphy
622.	Katie O Mahony

623.	Katleen Fitzpatrick
624.	Katrianna O Driscoll
625.	Katrina Bourke
626.	Kay Murphy
627.	Kay O Mahony
628.	Kay O Mahony
629.	Kay Roche
630.	Kay Sheehan
631.	Kay Spillane
632.	Kay Wahl
633.	Kaylie Guerin
634.	Kehoe
635.	Kellie Curry
636.	Ken and Josephine Timoney
637.	Kerry Cotter
638.	Kevin and Marie Daly
639.	Kevin Buckley
640.	Kevin Golden
641.	Kevin O Callaghan
642.	Kevin Ryan
643.	Kevin Sheehan
644.	Kieran Corcoran
645.	Kieran Crowley
646.	Kieran Evans
647.	Killian O Connor
648.	Killian Cronin
649.	Kim Walsh
650.	Laura Collins
651.	Lauren Nadwell
652.	Laurence O Sullivan
653.	Leo Foley
654.	Leon Colbert
655.	Leona Kelly
656.	Leonie O Doherty
657.	Liam and Helen Kernan
658.	Liam Attridge
659.	Liam Attridge
660.	Liam Buckley
661.	Liam Dempsey
662.	Liam Drew
663.	Liam Geaney
664.	Liam O Driscoll
665.	Liam Sadlier
666.	Liam Sheehan
667.	Liam Sweeney
668.	Liam Walsh
669.	Liam Ware
670.	Lilienne Incz
671.	Lily Crowley
672.	Lily Finnegan
673.	Linda O Leary
674.	Linda O Neill
675.	Lisa Marie Sheehan
676.	Lisa O Donoughue
677.	Liz Foley
678.	Liz Linehan
679.	Liz McCarthy

680.	Lorraine O Connell
681.	Lorraine Dennehy
682.	Lorraine Nagle
683.	Lucy Collins
684.	Lucy O Connell
685.	Luke Mahony
686.	Lydia O Mahony
687.	M. Curtin
688.	M. McCauliffe
689.	M. Murphy
690.	M. Sialou
691.	Madeline O Connor
692.	Maggie Sheekan Murphy
693.	Mai Murphy
694.	Maira Greany
695.	Maire O Connell
696.	Mairead Genton
697.	Mairead Nagle
698.	Mairead O Brien
699.	Mairead O Donovan
700.	Mairead O Regan
701.	Mairead Sheehan
702.	Maisie Hanover
703.	Mandy O Leary
704.	Marcus P. Moriarty
705.	Margaret Bamburi
706.	Margaret Coughlan
707.	Margaret Dineen
708.	Margaret Downey
709.	Margaret Fogarty
710.	Margaret Gabriel
711.	Margaret Gare
712.	Margaret Healy
713.	Margaret Hennigan
714.	Margaret Hickey
715.	Margaret Leahy
716.	Margaret Lucey
717.	Margaret McCarthy
718.	Margaret Moloney
719.	Margaret Murphy
720.	Margaret Neville
721.	Margaret O Connell
722.	Margaret O Connell
723.	Margaret O Donovan
724.	Margaret O Raghail
725.	Margaret Scanlon
726.	Margaret Sheehan
727.	Margaret Singleton
728.	Margaret Wolfe
729.	Margurite Hassett
730.	Maria Browne
731.	Maria O Callaghan
732.	Marian Baryoh
733.	Marian Buckley
734.	Marian Cremin
735.	Marian Quirke
736.	Marie and Jim McSweeney

737.	Marie and Richard Keogh
738.	Marie Coleman
739.	Marie Cuartin
740.	Marie Duggan
741.	Marie Foley
742.	Marie O Connell
743.	Marie Roche O Sullivan
744.	Marie Sadlier
745.	Marie Walsh
746.	Marie Weathers
747.	Marie Willis
748.	Marilyn Murphy
749.	Marion Hickey
750.	Marion O Sullivan
751.	Marjoree McNamara
752.	Mark and P. O Regan
753.	Mark Bohan
754.	Mark Buckley
755.	Mark Cronin
756.	Mark Hennessy
757.	Martin Doolan
758.	Martin O Flaherty
759.	Martin Sampey
760.	Martin Smillane
761.	Martin Walsh
762.	Martina Curran
763.	Mary (Finnegan) Lonergan
764.	Mary and Jim Roche
765.	Mary and Michael O Donovan
766.	Mary and Stephen Roche
767.	Mary Ballerbery
768.	Mary Bermingham
769.	Mary Blake
770.	Mary Bohan
771.	Mary Brady
772.	Mary Browne
773.	Mary Buckley
774.	Mary Buckley
775.	Mary Cahill
776.	Mary Coakley
777.	Mary Counihan
778.	Mary Crowley
779.	Mary Crowley
780.	Mary Crowley
781.	Mary Curtin
782.	Mary Donoughue
783.	Mary Doolan
784.	Mary Dowlins
785.	Mary Duggan
786.	Mary Farrelly
787.	Mary Feeham
788.	Mary Fuller
789.	Mary Glynn
790.	Mary Hartnett
791.	Mary Hassett
792.	Mary Healy
793.	Mary Heonne

794.	Mary Holman
795.	Mary Jones
796.	Mary Lane
797.	Mary Leahy
798.	Mary Lynes
799.	Mary Lyons
800.	Mary McNamara
801.	Mary Mills
802.	Mary Murphy
803.	Mary Murphy
804.	Mary Murphy
805.	Mary Murphy
806.	Mary Murphy
807.	Mary Murphy
808.	Mary Nolan
809.	Mary O Callaghan
810.	Mary O Callaghan
811.	Mary O Connell
812.	Mary O Connell
813.	Mary O Connor
814.	Mary O Donoghoe
815.	Mary O Donovan
816.	Mary O Driscoll
817.	Mary O Driscoll
818.	Mary O Driscoll
819.	Mary O Flaherty
820.	Mary O Flaherty
821.	Mary O Hanlon
822.	Mary O Leary
823.	Mary O Leary
824.	Mary O Neill
825.	Mary O Rourke
826.	Mary O Sullivan
827.	Mary Pristley
828.	Mary Relilnan
829.	Mary Ryan
830.	Mary Sadlier
831.	Mary Shealy
832.	Mary Sheehan
833.	Mary Sheehan
834.	Mary Sheehan
835.	Mary Turner
836.	Mary Walsh
837.	Mary Walsh
838.	Mary Ware
839.	Matt Relihan
840.	Matthew Sheekan
841.	Maura and Jenna Lehane
842.	Maura Cunningham
843.	Maura Kavanagh
844.	Maura McSweeney
845.	Maura O Callaghan
846.	Maura O Sullivan
847.	Maura Sullivan
848.	Maura Twomey
849.	Maureen Crowley
850.	Maureen Hanover

851.	Maureen O Driscoll
852.	Maureen Sheila Healy
853.	Maureen Walsh
854.	Maurice Cahill
855.	May O Brien
856.	McSweeney Family
857.	Meave Long
858.	Megan Hartnett
859.	Mercy Thomas Velliyepicilil
860.	Michael and Ann Forde
861.	Michael and Josephine Delaney
862.	Michael and Nuala O Shea
863.	Michael and Sheila O Connell
864.	Michael Anthony Egan
865.	Michael Cahill
866.	Michael Colbert
867.	Michael Coleman
868.	Michael Collins
869.	Michael Cronin
870.	Michael Dineen
871.	Michael Heelan
872.	Michael Holland
873.	Michael Horan
874.	Michael Lane
875.	Michael Linehan
876.	Michael Murphy
877.	Michael Murphy
878.	Michael Murphy
879.	Michael O Callaghan
880.	Michael O Donovan
881.	Michael O Driscoll
882.	Michael O Flaherty
883.	Michael O Regan
884.	Michael O Sullivan
885.	Michael Rudden
886.	Michael Sullivan
887.	Michael Walsh
888.	Michael Willis
889.	Michail O Boyle
890.	Michael O Callaghan
891.	Michelle Coleman
892.	Michelle Connaughton
893.	Michelle Finnegan
894.	Michelle O Sullivan
895.	Michelle Roche
896.	Mick Downey
897.	Mick Hanover
898.	Mikey Duggan
899.	MI. Lenehan
900.	Mona Willis
901.	Monica Egan
902.	Monica McCarthy
903.	Morgan McCarthy
904.	Mr. and Mrs. D. Buckley
905.	Mr. and Mrs. Sean Ferris
906.	Mr. and Mrs. John Flynn
907.	Mr. Emmet Murphy

908.	Mrs. B. O Shea
909.	Mrs. Beatrice Fahey
910.	Mrs. Brid Lane
911.	Mrs. N. Selby
912.	Mrs. Owens
913.	Mrs. Joan McCarthy
914.	N. O Callaghan
915.	N. Thomas
916.	Name
917.	Nancy Willis
918.	Nano Nagle
919.	Natalie Horgan
920.	Nathan Keogh
921.	Ned and Helen Ronan
922.	Neenan Family
923.	Nell Corcoran
924.	Nell Owens
925.	Nellie Doody
926.	Nellie Owens
927.	Nellie Pyne
928.	Niall Burke
929.	Niall Carroll
930.	Niall O Keefe
931.	Niamh Attridge
932.	Niamh Buckley
933.	Niamh Coleman
934.	Niamh Dennehy
935.	Niamh Scanlon
936.	Nicholas, Joy, Regina, Glinny, Esther Boyd
937.	Noble Thomas
938.	Noel Brosnan
939.	Noel Carroll
940.	Noel Cashman
941.	Noel Cosgrave
942.	Noel Cronin
943.	Noel F. Joyce
944.	Noel O Callaghan
945.	Noel O Halloran
946.	Noel O Regan
947.	Noelle Glynn
948.	Noelle Hanigan
949.	Noleen Buckley
950.	Nora Aherne
951.	Nora Calnan
952.	Nora Calnan
953.	Nora Carroll
954.	Nora Cleary
955.	Nora Coulloty
956.	Nora Daly
957.	Nora Farrissey
958.	Nora Griffin
959.	Nora Holland
960.	Nora Kirby
961.	Nora Lehane
962.	Nora Mary and Caroline Sweeney
963.	Nora O Keeffe
964.	Nora Ward

965.	Nora Willis
966.	Noreen and Tom Begley
967.	Noreen Brennan
968.	Noreen Cashman
969.	Noreen Conway
970.	Noreen Glavin
971.	Noreen Gregor
972.	Noreen Griffin
973.	Noreen McCormack
974.	Noreen Murphy
975.	Noreen Murphy
976.	Noreen O Connor
977.	Noreen O Neill
978.	Noreen O Sullivan
979.	Noreen O Sullivan
980.	Noreen Walsh
981.	Norma Griffin
982.	Norma Landy
983.	Noreen O Keeffe
984.	Nuala Crowley
985.	Nuala Cusack
986.	Nuala Flannery
987.	Nuala Hannan
988.	Nuala O Gorman
989.	Nuala, Jeremy and Claire Brosnan
990.	Oliver Ruby
991.	Oliver Walsh
992.	Olivia and Noel Maher
993.	Olivia O Sullivan
994.	Orla Attridge
995.	P O Callaghan
996.	P O Ceallachain
997.	Paddy and Eileen O Meara
998.	Paddy Barrett
999.	Paddy Barrett
1000.	Paddy Dineen
1001.	Paddy Sheahan
1002.	Paddy Sheehan
1003.	Padraig Curran
1004.	Pat and Ann Daly
1005.	Pat and Colette Barrett
1006.	Pat and Jane Kennedy
1007.	Pat and Olive O Connor
1008.	Pat Buckley
1009.	Pat Buckley
1010.	Pat Carroll
1011.	Pat Collins
1012.	Pat Cremin
1013.	Pat Curran
1014.	Pat Fitzgerald
1015.	PAT Fleming
1016.	Pat Lehane
1017.	Pat Lyons
1018.	Pat McCarthy
1019.	Pat McAuliffe
1020.	Pat Murphy
1021.	Pat Noonan

1022.	Pat O Callaghan
1023.	Pat O Leary
1024.	Pat Walsh
1025.	Patricia and Pat Nagle
1026.	Patricia Flynn
1027.	Patricia Geaney
1028.	Patricia Sheehan
1029.	Patrick and Frances McCarthy
1030.	Patrick Buckley
1031.	Patrick Buckley
1032.	Patrick Cotter
1033.	Patrick Doyle
1034.	Patrick Farrelly
1035.	Patrick Glavin
1036.	Patrick Goulding
1037.	Patrick Healy
1038.	Patrick Heaney
1039.	Patrick Horgan
1040.	Patrick Lumner
1041.	Patrick Mullane
1042.	Patrick O Keeffe
1043.	Patrick O Sullivan
1044.	Patrick R. Spillane
1045.	Patrick Sheehan
1046.	Patrick Walsh
1047.	Paul Guiney
1048.	Paul O Brien
1049.	Paul O Callaghan
1050.	Paul O Halloran
1051.	Paula Bohan Kelleher
1052.	Paula Conlon
1053.	Paula O Halloran
1054.	Pauline Barry
1055.	Pauline Cronin
1056.	Pauline Downey
1057.	Pauline Lyons
1058.	Pauline Vesey
1059.	Pauline Vesey
1060.	Pauline Willis
1061.	Peggy Nyhan
1062.	Peggy Dineen
1063.	Peggy McGrath
1064.	Pessymole K. Dominic
1065.	Peter Dooley
1066.	Peter McKenna
1067.	Peter O Meara
1068.	Phil Cronin
1069.	Phil Killilea
1070.	Philamena Walmsley
1071.	Philip O Connell
1072.	Philippe and Maria Antolini
1073.	Phyllis O Flynn
1074.	R. Griffin
1075.	Rachael O Driscoll
1076.	Raymond Flynn
1077.	Rebecca Walsh
1078.	Regina and Eric O Sullivan

1079.	Regina Corcoran
1080.	Rev. Pat Coffey
1081.	Rhyamna Curtis
1082.	Richard and Carmel Coughlan
1083.	Richard Lane
1084.	Richelle Hurley
1085.	Rita Hassett
1086.	Rita Mullins
1087.	Rita O Donovan
1088.	Rita Sheehan
1089.	Robert Lynes
1090.	Robert Walmsley
1091.	Robert Willis
1092.	Robert Willis
1093.	Rosaleen Dooley
1094.	Rosarie Drew
1095.	Rose O Donnell
1096.	Rose O Donoughue
1097.	Rose O Sullivan
1098.	Rose Scully
1099.	Rose Taylor
1100.	Rosemary Lucey
1101.	Rosemary O Sullivan
1102.	Rosie Kelly
1103.	Ross Griffin
1104.	Ross O Connell
1105.	Ryan Cummins
1106.	S. Thomas
1107.	Sali John
1108.	Sarah Boyd
1109.	Sarah Paly
1110.	Seamus Farrissey
1111.	Sean and Elizabeth Power
1112.	Sean Fogarty
1113.	Sean Horgan
1114.	Sean Lane
1115.	Sean Linehan
1116.	Sean McSweeney
1117.	Sean Mullins
1118.	Sean O Connell
1119.	Sean O Donoghue
1120.	Sean O Regan
1121.	Sean Ryan
1122.	Sean Sadlier
1123.	Sean Walsh
1124.	Shane Browne
1125.	Shane Cashman
1126.	Shane O Connell
1127.	Shane O Driscoll
1128.	Sharon McCarthy
1129.	Shauna Kelly
1130.	Sheila Aherne
1131.	Sheila and Joe Crowley
1132.	Sheila and Med Keane
1133.	Sheila Barry
1134.	Sheila Byrne
1135.	Sheila Collins

1136.	Sheila Fitzpatrick
1137.	Sheila Healy
1138.	Sheila Healy
1139.	Sheila Hurley
1140.	Sheila Kavanagh
1141.	Sheila Kelleher
1142.	Sheila Lane
1143.	Sheila Lehane
1144.	Sheila O Connell
1145.	Sheila O Connor
1146.	Sheila O Connor
1147.	Sheila Sheehan
1148.	Sheila Walsh
1149.	Shellagh Barry
1150.	Sile Guerin
1151.	Sinead Carroll
1152.	Sinead Ferris
1153.	Siobhan Cullinane
1154.	Siobhan Finn
1155.	Siobhan Guiney
1156.	Siobhan Hartnett
1157.	Siobhan Maher
1158.	Sr. Assumplia
1159.	Sr. Beatrice Ahern
1160.	Sr. Breda Madigan
1161.	Sr. Brid Biggan
1162.	Sr. de Lourdes
1163.	Sr. Dolores Brophy
1164.	Sr. Hannah Cremin
1165.	Sr. M. Cecilia
1166.	Sr. M. Ha Looney
1167.	Sr. Margaret Coffey
1168.	Sr. Margaret Fitzgerald
1169.	Sr. Margaret O Brien
1170.	Sr. Maria Garrett Murphy
1171.	Sr. Mary O Brien
1172.	Sr. Nora Anne Lombard
1173.	Sr. O Connell
1174.	Sr. Paula McCarthy
1175.	Sr. Perpetua
1176.	Sr. Rosario McAuliffe
1177.	Sr. Stanislaus
1178.	Sr. Ursula Sheehan
1179.	Stephanie Gordon
1180.	Stephanie Gordon Jnr.
1181.	Stephen Cahill
1182.	Stephen Hartnett
1183.	Stephen Hurley
1184.	Susan Farrissey
1185.	Susan Shanahan
1186.	Suzanne Capps
1187.	Tadhg Buckley
1188.	Tadhg Dorgan
1189.	Tadhg O Raghail
1190.	Tayler Guerin
1191.	Ted Fuohy
1192.	Ted Linehan

1193.	Ted, Cecilia, Michael Linehan
1194.	Teddy Doyle
1195.	Teresa Horgan
1196.	Teresa Horgan
1197.	Teresa Palmer
1198.	Terry Byrne
1199.	The Downes
1200.	Theresa Finnegan
1201.	Therese O Riordan
1202.	Thomas Bohan
1203.	Thomas Brosnan
1204.	Thomas Hanover
1205.	Thomas Kavanagh
1206.	Thomas O Connell
1207.	Thomas V. Joseph
1208.	Tim Barrett
1209.	Tim O Donovan
1210.	Timmy Maloney
1211.	Timothy and Ella O Riordan
1212.	Timothy Buckley
1213.	Timothy Foley
1214.	Timothy O Connor
1215.	Timothy O Mahony
1216.	Tom and Breda Maloney
1217.	Tom and Maureen Horan
1218.	Tom Kenny
1219.	Tom Maloney
1220.	Tomas O Suilleabhain
1221.	Tommy and Bernie Wallace
1222.	Tommy Mannah
1223.	Tony and Bridget Britton
1224.	Tony Beetles
1225.	Tony Lynes
1226.	Tony Sheehan
1227.	Tony Walsh
1228.	Treasa Cronin
1229.	Tricia Maloney
1230.	Tricia O Keeffe
1231.	Triona Carroll
1232.	Una Daunt
1233.	Una Mortell
1234.	Una O Brien
1235.	Una Quill
1236.	Veronica Bolster
1237.	Veronique Kpotogbe
1238.	Victoria Johnson
1239.	Vincent O Mahony
1240.	W. J. Sheehan
1241.	W. Wahle
1242.	William and Catherine Curran
1243.	William Cunningham
1244.	William Guerin
1245.	William Guerin
1246.	William Hurley
1247.	William Lehane
1248.	William O Shea
1249.	William O Sullivan

1250.	William Sheehan
1251.	William Walsh
1252.	William Corcoran
1253.	William Cotter
1254.	William Healy
1255.	Willie Mills
1256.	Willie O Connor
1257.	Wm Jnr. Guerin
1258.	Wm. Maloney
1259.	Yaboh Sossou