



Cork County Development Plan Review

Section 20(3) (c) Chief Executive's Report

Proposed Amendments to the Electoral Area Local Area Plans 2011

30th October 2014



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Introduction

In order to facilitate the implementation of the policies contained in the Draft County Development Plan 2013 particularly relating to the new approach to Housing Density a number of amendments to the following Electoral Area Local Area Plans are required;

- Bandon Electoral Area Local Area Plan, 2011
- Bantry Electoral Area Local Area Plan, 2011
- Blarney Electoral Area Local Area Plan, 2011
- Carrigaline Electoral Area Local Area Plan, 2011
- Fermoy Electoral Area Local Area Plan, 2011
- Kanturk Electoral Area Local Area Plan, 2011
- Macroom Electoral Area Local Area Plan, 2011
- Mallow Electoral Area Local Area Plan, 2011
- Midleton Electoral Area Local Area Plan, 2011
- Skibbereen Electoral Area Local Area Plan, 2011

This report should be read in conjunction with the “Proposed Amendments to the Electoral Area Local Area Plans 2011” document published on 21st August 2014.

The Proposed Local Area Plan Amendments have been prepared taking account of ‘Appendix G: Residential Density Changes’ of the Draft County Development Plan, 2013 and submissions subsequently received by the County Council. This document should also be read in conjunction with Chapter 3 “Housing”, Section 3.4 “Housing Density” of the Draft Cork County Development Plan, the Section 12(4) Chief Executive’s Report dated June 2014 and the Proposed Amendments to the Draft Cork County Development Plan, 2013 published on the 21st August 2014.

This report sets out the summary of submissions received by interested party, the Chief Executive’s opinion and recommendation relating to the proposed

amendments to each of the Ten Electoral Area Local Area Plan's, which are set out in alphabetical order under each Electoral Area Local Area Plan heading.

The public consultation stage regarding the proposed amendments to the Ten (10) Electoral Area Local Area Plans took place from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014. In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans.

Section 20(3) (c) of the Planning and Development Act 2000 (as amended) requires that the Chief Executive shall prepare a report on any submissions or observations received during the public consultation on the Proposed Amendments to the Local Area Plan's and submit the report to the members of the authority for their consideration.

The Act requires that the Chief Executive's Report shall:

- a) List the persons who made submissions or observations,
- b) Summarise the issues raised by the persons in the submissions or observations,
- c) Contain the opinion of the chief executive in relation to the issues raised, and his or her recommendations in relation to the proposed local area plan, amendment to a local area plan or revocation of a local area plan, as the case may be, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Under the provisions of Section 20(3) (c) of the Planning and Development Act, 2000, as amended, the Section 20(3) (c) Chief Executive's Report will be sent out to the members of Cork County Council on Thursday 30th October 2014 for their consideration.

A Special Meeting of the Council Development Committee have been arranged to facilitate the consideration of this report by members on Friday the 14th November 2014. It is the intention that the members will adopt the Proposed Amendments to the Ten Electoral Area Local Area Plans 2011, at the full Council Meeting to be held on Monday 24th November 2014. The adopted amendments to the Electoral Area Local Area Plans will come into effect the day the Amendments are made, i.e. on **Monday 24th November 2014.**

Proposed Amendments to the

Bandon Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Bandon Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Bandon Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Bandon Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 1 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 1: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not past the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Bantry Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Bantry Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Bantry Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Bantry Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 2 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 2: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Blarney Electoral Area Local Area Plan, 2011

Amendment No 2: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 2 Housing Density Changes to the Blarney Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Blarney Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Blarney Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 3 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 3: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Carrigaline Electoral Area Local Area Plan, 2011

Amendment No 3: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 3 Housing Density Changes to the Carrigaline Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Carrigaline Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Carrigaline Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 4 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 4: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Fermoy Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Fermoy Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Fermoy Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Fermoy Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 5 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 5: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Kanturk Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Kanturk Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Kanturk Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Kanturk Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 6 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 6: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>Guidelines, should be applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not past the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>This amendment will allow consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Macroom Electoral Area Local Area Plan, 2011

Amendment No 2: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 2 Housing Density Changes to the Macroom Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Macroom Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Macroom Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 7 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 7: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not past the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Mallow Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Mallow Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Mallow Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Mallow Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 8 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 8: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
			<p>consideration of housing densities from 12 dwellings/ha up to 25 dwellings/ha with consideration of densities of <12 dwellings/ha where an exceptional market requirement has been required.</p> <p>The proposed amendments will provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land development.</p> <p>It should be noted that the adjoining site R-04 has also been changed from "Medium" to "Medium B" residential density.</p>	

Proposed Amendments to the

Midleton Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

Section 20(3) (c) Chief Executive's Report to Members

Summary of Issues Raised, Opinions and Recommendations-

October 2014

Introduction

This report includes a summary of the submissions/observations received during the public consultation process from Thursday, 21st August 2014 to 4 p.m. on Thursday 2nd October, 2014 following the publication of Proposed Amendment No 1 Housing Density Changes to the Midleton Electoral Area Local Area Plan.

The report also includes the Chief Executive's opinion on the issues raised in the submissions and his recommendation.

This report should be read in conjunction with the "Proposed Amendments to the Electoral Area Local Area Plans 2011" document published on 21st August 2014.

Proposed Amendment

The proposed amendment involves changes to the Residential Zoning Objectives in the Midleton Electoral Area Local Area Plan, 2011 to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of the Midleton Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density. The proposed amendment does not propose any change to the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

In all, a total of Eight (8) submissions were received on the Proposed Amendments to the Ten (10) Electoral Area Local Area Plans during the public consultation period. One (1) of these submissions was a duplicate. One (1) of these submissions related to the Bantry Electoral Area Local Area Plan, One (1) of these submissions related to the Macroom Electoral Area Local Area Plan and One (1) of these submissions related to the Skibbereen Electoral Area Local Area Plan. The remaining Four (4) submissions were general submissions made to all Ten (10) Electoral Area Local Area Plans. A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 9 overleaf.

Chief Executive's Recommendation

Following the submission of this report, it is recommended that the proposed amendment be made without alteration.

Table 9: Chief Executive's Opinions and Recommendations

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
Byrne, Jim	PAEALAP 14/1939 This submission is specific to the Skibbereen Electoral Area Local Area Plan.	Submission requests that the subject lands be zoned for residential development in Skibbereen Town.	This site is located within the former Skibbereen Town Council boundary The issue of zoning additional lands is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Department of Environment Community and Local Government	PAEALAP 14/1981 This submission relates to all 10 Electoral Area Local Area Plans.	1. The Department supports the proposal to amend the residential zoning objectives for the identified settlements in order that a wider range of dwelling types can be facilitated in Cork County. 2. The Department notes that current Development Plan objectives and policies can be subject to change down the line, thereby potentially necessitating further amendments to the Local Area Plans.	Noted.	Adopt the Proposed Amendment.
EPA	PAEALAP 14/1930 This submission relates to all 10 Electoral Area Local Area Plans.	EPA submission notes CCC position regarding the need for SEA of the Amendments. Submission states that in proposing / implementing amendments adequate and appropriate infrastructure should be in place, or required to be put in place. Submission also comments that it is a matter for CCC to determine whether any future amendments to the plan would be likely to have significant effects on the environment. Comments are also made regarding screening of Amendments for Appropriate Assessment, the updated SEA	The issues raised in this submission are noted.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		regulations / circular, EC regulations 2011 and the requirements under the SEA regulations to give notice of the determination to the relevant Environmental Authorities.		
EPA	PAEALAP 14/1931	This submission is a duplicate submission of PAEALAP 14/1930		
Fahy, Marcella	PAEALAP 14/1957 This submission is specific to the Macroom Electoral Area Local Area Plan.	Submission requests that the subject lands (Metropolitan Greenbelt) are rezoned for low density residential development.	The issue of the zoning of additional land is a matter for the next Local Area Plan review.	Adopt the Proposed Amendment.
Irish Water - Forward Planning	PAEALAP 14/1940 This submission relates to all 10 Electoral Area Local Area Plans.	Irish Water has no comments to make on the proposed amendments.	Noted.	Adopt the Proposed Amendment.
OPW	PAAdCDP 14/1962 This submission relates to all 10 Electoral Area Local Area Plans.	Submission welcomes clarity in outlining past submissions received and actions taken and welcomes Vol. 2 " Table 4.1: Flood Risk by Settlement" and "Table 4.2: Specific land Use Zonings located within Flood Zone A or B" highlighting fluvial and coastal flood risk and the 2009 Flood Risk Planning Guidelines Justification Test. States there appears to be some areas, that are being zoned but which are entirely or substantially within flood zones A and / or B. Suggests that the Justification Test, as set out in Section 4.23 of the Guidelines, should be	The issues raised in this submission are noted and will be considered further in the next Local Area Plan review.	Adopt the Proposed Amendment.

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
		<p>applied and worded, so to confirm the suitability of these areas for such use. Suggests specific text outlining the Justification Test to all such areas is included within the Plan. States the flood risk maps should be updated. Suggests stronger text in LAP objectives so that development proposals should be accompanied by a FRA. Suggests other sources of flood risk may be included at this stage of the process, through available data sets. States that warranting of a site specific flood risk assessment may be ruled out, based on the associated flood risk. Recommended where zoning has lapsed and does not pass the Justification Test, its zoning should be changed to a less vulnerable class or de-zoned. States that if there is uncertainty in associated flood risk, a precautionary approach requiring a site specific flood risk assessment is welcomed. This is suggested as being different to, not passing the Justification Test.</p>		
O'Sullivan, Mortimer	<p>PAEALAP 14/1961</p> <p>This submission is specific to the Bantry Electoral Area Local Area Plan</p>	<p>Submission requests that the subject lands in Bantry Town which are zoned R-02 'Low to Medium' Residential Development are re-zoned to Medium Density Development to correspond with the adjoining R-04 site.</p>	<p>This amendment involves removing the term "Medium" and replacing it with "Medium B"</p> <p>It is proposed to change the Zoning Objective R-02 for this site from the current "Low to Medium residential density development" to 'Medium B' residential density development (including some serviced sites).</p> <p>This amendment will allow</p>	<p>Adopt the Proposed Amendment.</p>

Interested Party	Submission Reference / Relevant LAP	Summary of issues raised	Chief Executive's Opinion	Recommendation
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Skibbereen Electoral Area Local Area Plan, 2011

Amendment No 1: Housing Density Changes

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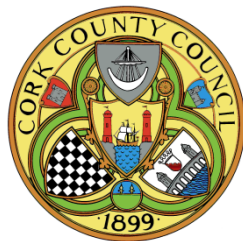
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