

Report to Members

Fermoy Electoral Area Local Area Plan Preliminary Public Consultation & Other Issues

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Fermoy Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Fermoy Electoral Area 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 issues which arose from the Stakeholders meeting held in January 2010.

This report was circulated to the members of the Fermoy Electoral Area Committee at a meeting on the 3rd June 2010. A second meeting has been arranged for the 23rd June, 2010 to discuss the issues arising from the report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

4.1.1 The geographical extent of the Electoral Area has contracted since the 2005 Local Area Plan, as a portion of land to the south-west (containing the Key village of Watergrasshill and the village nucleus of Kildinan), has been transferred to the Mallow Electoral Area in the general changes to Electoral Areas that came into effect at the end of 2008.

4.1.2 The most recent Census data for the Electoral Area registered an increase in population from 22,686 in 2002 to 25,764 in 2006 (14%). This overall growth masks disproportionate growth within the settlement hierarchy. Fermoy Town performed well, recording a 22% population increase, while Mitchelstown grew by only 1% (or 65 persons). The villages and rural areas grew by 13%, with strong population growth recorded across most of the seven key villages. Rathcormack recorded the largest population increase (151%), followed by strong levels of growth in Kilworth (51%), Conna (46%) and Ballyhooly (20%).

4.1.3 Economically the area has faced some notable challenges including the loss of Quinn Healthcare in Fermoy (a significant employer within the Electoral Area) and the contraction of the dairy processing industry which has created several brownfield sites within the towns and villages.

4.1.4 The opening of the M8 in 2009 has vastly improved the accessibility and attractiveness of the area as a place to live and work but has similarly made commuting to Cork City more achievable.

4.1.5 Flood Relief works are ongoing in Fermoy and this should restore confidence amongst local business in the town centre and contribute to the revitalisation of the retail environment.

1.2 Pressure/ Challenges for the future

1.2.1 The southern portion of the electoral area including the main town of Fermoy and the key villages of Ballyhooly, Castlelyons/Bridesbridge, Conna, Glanworth, Kilworth and Rathcormack are within the CASP Ring Strategic Planning Area defined in the County Development Plan 2009. Here, the CASP Update Study, completed in 2008, identified the need to moderate the high growth rates experienced in recent years particularly in the villages and rural areas so that growth in the area will be closer to the CASP targets overall. Setting out a land-use planning framework to moderate underlying growth rates closer to the targets represents a significant challenge for the Draft Plan.

1.2.2 The main challenge for the Electoral Area will be boosting the population and employment base of the towns which can create a critical mass to stimulate the performance of the wider Electoral

Area. The population target for the Electoral Area as a whole to 2020 is set at 17% growth, in line with the principles of the CASP Update Study 2008 and the County Development Plan 2009. The main focus of this growth will be the towns of Fermoy and Mitchelstown which have ambitious targets of 27% and 59% respectively.

1.2.3 The growth target set for the villages and rural areas was more modest at 5.7% over the 14 year period to 2020. However there is evidence that the scale of development already permitted within the village network exceeds this target level of growth thus posing new challenges for the Draft Plan in terms rebalancing growth towards the towns and achieving sustainable growth within the settlement network and the CASP Ring.

Table 1.0 Electoral Area Population Targets			
Settlement	2006	Growth 2006-2020	2020 Target
Fermoy	5,873	1,569	7,442
Mitchelstown	3,365	1,981	5,346
Villages & Rural	16,526	948	17,474
Total Population	25,764	4,498	30,262

Employment

1.2.4 The County Development Plan 2009 sets equally ambitious jobs targets for the towns of Fermoy and Mitchelstown to 2020. Both are identified as District Employment Centres and have been assigned jobs targets of 150% growth (Fermoy) and 40% growth (Mitchelstown) on existing jobs figures. The Local Area Plan review envisages zoning a modest amount of additional greenfield land for employment purposes and this together with identified brownfield sites, available zoned lands and vacant units will provide a range of sites for prospective employers.

1.2.5 It is considered that the key villages and to a lesser degree the villages have a role to play in providing alternative, small-scale employment opportunities within the Electoral Area and can help tackle the growing commuting issue. Any development will have to respect the character and amenities of the village it is located in, and be of an appropriate scale.

Section 2 Baseline Environment

Introduction

2.1.1. This section of the report gives a preliminary indication of the possible significant environmental effects which need to be considered when preparing the draft local area plan. While the Environmental Report, which will accompany the publication of the draft plan, will give more specific and complete detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the objectives of the draft plan and its implementation within the Fermoy Electoral Area. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that, in many cases, the environmental effects will have trans-boundary effects, to other electoral areas and even other counties and they need to be considered in this light.

River Catchments and Water Quality

2.1.2. The Water Framework Directive (WFD) applies to rivers, lakes, groundwater, and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status".

2.1.3. Within the South West River Basin Management Plan which covers Cork and Kerry, most of the main settlements in the Fermoy Electoral Area are covered by three Draft Water Management Unit Action Plans; the Blackwater WMU, the Blackwater- Funshion WMU and the Blackwater-Bride WMU action plans. It is through these action plans that the water quality of a particular river catchment is reviewed and monitored.

Water Supply

2.1.4. There has been a good level of investment in water infrastructure across the village network recently, however, there are still a number of settlements within the Electoral Area that have water capacity and/or water infrastructure deficiency issues. General upgrading works are proposed for Mitchelstown North Galtees Water Supply Scheme. These are at an advanced stage of planning & contained with the WSIP 2010-12 budget (but have no allocation to date).

2.1.5. Conna Regional Water Supply Scheme Phase 1 is earmarked to start 2010-2012 under the WSIP and works include securing a reservoir to ensure security of supply to Conna. The scheme also includes contracts for the regional expansion of the distribution network to service Curraglass, Ballynoe, Bartlemy & Coolagown under Stage 4 and to serve Tallow under Stage 5. These contracts are contained in the WSIP 2010-12 budget and earmarked as schemes at planning stage 2010-2012.

Waste Water Treatment

4.1.6 The overall level of investment in recent years has been high in this electoral area but there are a minority of settlements within the Electoral Area which still require wastewater investment. Both Fermoy and Mitchelstown Sewerage Schemes are short listed for nutrient reduction and storm overflows works. In Fermoy, nutrient reduction works will be required to comply with Articles 3 & 5 of the EU Urban Waste Water Treatment Directive. Storm water tanks at the Waste Water Treatment Plant & separation in the collection system is earmarked to manage storm overflows. Both contracts are contained in the WSIP 2010-12 budget and earmarked as schemes at planning stage 2010-2012.

4.1.7 Storm water Collection Separation is proposed as part of the Mitchelstown Sewerage Scheme Collection System Upgrade. The scheme is at an advanced stage of planning & contained with the WSIP 2010-12 budget (but has no allocation to date).

Waste Management

4.1.8 The Waste Management Plan for Cork County which sets out the requirements for waste management is currently under review. The Waste Management Plan for Cork County 2004 included an action to provide civic amenity sites in Fermoy and Mitchelstown but none have been provided to date. In comparison to other Electoral Areas, the Fermoy Electoral Area would not be well served in relation to civic amenity sites with the nearest ones serving the area located in Youghal, Carrigtwohill and Millstreet. There are 13 bring sites provided throughout the Electoral Area, 5 of which are located in the main towns of Fermoy and Mitchelstown.

Nature Conservation & Habitat

4.1.9 There are a number of sites designated for their ecological value under the European Habitats Directive, national legislation and also subject to specific objectives of the County Development Plan within the Electoral Area. The River Blackwater is probably the most significant and is a Candidate Special Area of Conservation (cSAC 2170) given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

4.1.10 Other designated SAC sites include Carrigeenamronety Hill (cSAC 2037) near Kildorrery. There are a total of 13 sites subject to proposed Natural Heritage Area protection including the Araglin Valley at Kilworth; Ballinaltig Bog Pond, Ballyhooly; Browns Farm Togher Cross Roads at Glanworth; Glanworth Ponds; Carrigeenamronety Hill; Convamore, Ballyhooly and Cregg Castle at Fermoy.

4.1.11 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits not only to biodiversity of the area generally but also to local residents and visitors.

Other Environmental Considerations**Flooding**

4.1.12 One of the major environmental issues which needs to be given careful consideration is the effect of flooding. This will be assessed, as noted through the implementation of the guidelines through the preparation of the Environmental Report. The Plan will be subject to Flood Risk Assessment.

Archaeology & Material Assets

4.1.13 There are a number of historic settlements within the Electoral Area with significant historic and pre-historic assets, namely Mitchelstown, Castlelyons/Bridesbridge, Glanworth and Ballyhooly. Scheduled Monuments are afforded protection under both national legislation and policies enshrined in the County Development Plan 2009. These assets contribute to the character and history of the settlements and rural areas they are located and can contribute to the tourist potential of the area.

Landscape

4.1.14 The landscape of the Fermoy Electoral Area is dominated by the Fertile Plain area which forms part of the "Golden Vale". Other landscape types within the electoral area include Valleyed Marginal Middleground areas, Broad Fertile Lowland Valleys and part of a larger landscape area described as Fissured Fertile Middleground.

Section 3 Principal Issues Raised in Submissions

Electoral Area Wide Issues

3.1.1 A total of 51 submissions were received for the Electoral Area. Fourteen of the submissions related to specific issues in Mitchelstown and thirteen relate to Fermoy Environs. The remaining submissions raised issues in Castlelyons/Bridesbridge, Glanworth, Kilworth, Rathcormack, Kildorrery, Ballyhooly, Araglin and Glenahulla.

3.1.2 The principle issues raised relate to the over-supply of residential land across the key village network and the corresponding lack of community and sports facilities plus the need for employment land in both the towns and key villages.

3.1.3 Dairygold have made a number of submissions covering the majority of their sites across the county highlighting the unique site and locational characteristics of their properties and their potential role in achieving rural economic development and diversification. A flexible approach to development is advocated, reflecting the changing needs of the agricultural sector.

3.1.4 The NRA have made a detailed submission covering settlement and infrastructure issues across the County. Particular reference is made to Fermoy which can be viewed in Appendix A of the document.

Principal Issues Raised in Relation to Settlements

Fermoy:

3.1.5 A total of 13 no. submissions were received for Fermoy Environs. The principle issues raised include the need for additional employment land within the town including the prioritisation of brownfield sites. A number of submissions have been made for the provision employment land for industry and distribution adjacent to Corrin Interchange in the greenbelt south of Fermoy. Within the development boundary, a submission has been received requesting that lands zoned "established industry" on the former FCI site be considered to facilitate employment generating uses including retail. To the north of the town, a submission was received to allow a more flexible enterprise/employment zoning within I-02 and a request is made to expand the development boundary northwards to facilitate future expansion of the proposed enterprise area.

3.1.6 In relation to residential development a submission has been received acknowledging the substantial area of zoned lands within the town but requests the LAP Review examine the suitability of this to accommodate a variety of house types. In this regard it is requested that lands currently zoned O-04 (Open Space) be considered for residential use. A further submission has been received requesting that a 90 acre site outside the development boundary be zoned for medium-low density residential development. Developers of lands zoned R-11 have requested that priority be given to resolving the current service issue in the town.

3.1.7 A request has been made in Fermoy to retain the T-01 objective and to extend it eastwards to the motorway boundary to the east, changing the current objective from open space/sports/recreation/amenity. A further submission has been received regarding lands zoned T-01 and T-02 which suggests that retail uses should only be allowed here following the take-up of similarly zoned lands in the town council.

3.1.8 It is suggested that a fresh open space zoning objective be applied to lands immediately east of the M8 which are in the ownership of the County Council, should existing lands zoned open space be rezoned for town centre uses.

Mitchelstown:

3.1.9 The town received the most submissions (totalling 14) which include comprehensive observations from a number of the principle landowners in the town, namely Dairygold and Alchemy Properties. Dairygold have outlined their strategic needs which include their intentions to implement approved proposals to facilitate expansion of their Castlefarm facility, the redevelopment of key brownfield sites and consideration of access issues on the Kildorrery roundabout.

3.1.10 Alchemy Properties also has a large land bank of both brownfield and greenfield sites within the town. It claims the current zoning framework for the town represents an over-provision of industrial lands which is no longer relevant. A variety of recommendations/observations are outlined for each of the 6 sites in their ownership including proposals for commercial, retail, residential and enterprise uses on same.

3.1.11 A number of other submissions were received regarding the provision of additional land for industry on greenfield sites at various locations outside the development boundary. A submission also noted that the majority of the existing industrially zoned lands are in single ownership and consideration should be given to zoning additional lands for this purpose to allow a choice of sites for future developers. Topaz outlined their intention to redevelop their site south of the town for more intensive commercial uses.

3.1.12 A number of requests have been made to zone additional land for residential purposes. The Stag Park Residents' Group have outlined issues of vacancy within their estate and the failure of the Council to deliver recreation and community facilities outlined in the original design. A request has been made to facilitate small scale tourism on lands zoned "Open Space with limited potential for housing". Within the greenbelt, a request has been made to alter the specifics of the "GB 1-2" zoning objective in Mitchelstown to allow a limited number of houses.

3.1.13 In Mitchelstown a request has been made to retain the T-01 (Mart) site zoning objective and to promote a more flexible approach which facilitates a combination of higher order comparison and convenience goods.

3.1.14 A submission has been received requesting that lands be zoned south of Mitchelstown for a nursing home and related uses.

Villages:

3.1.15 Within the villages, submissions were received relating to Rathcormack, Kilworth, Kildorrery, Ballyhooly, Castlelyons/Bridesbridge, Glanworth, Araglin and Glenahulla.

3.1.16 In Rathcormack the principle issues raised (four submissions received) relate to the provision of residential uses on lands zoned E-02, the consideration of medium density/commercial uses on lands zoned R-02 and the provision of additional residential land as part of a mixed use scheme north of the existing development boundary.

3.1.17 A submission notes the extent of recent residential growth and requests that consideration should be given to zoning greenfield lands or re-zoning existing lands for amenity/sports and civic/institutional purposes.

3.1.18 In terms of employment, a submission requests that additional lands be zoned for a variety of employment uses north of the village and should include proposals for a new relief road which could link to existing zoned lands.

3.1.19 Four submissions were received regarding Kilworth and half of these highlight the dramatic residential development which has occurred without any corresponding community facilities. It is suggested that the extent of the development boundary be reduced. A request is made to provide lands for a soccer pitch and civic uses within the village.

3.1.20 A request has also been made to zone a 312 acre parcel of land at Kilworth Farm as a strategic employment centre given its proximity to the N8. It is suggested the lands could

accommodate economic, employment, enterprise or integrated tourism related uses of a strategic or regional nature.

3.1.21 A total of three submissions were received for Kildorrery and these principally seek the provision of additional land for residential development on greenfield sites. A submission was also received regarding access issues to lands zoned R-06 which need to be resolved within the LAP process.

3.1.22 A single submission was received for Ballyhooly and this highlights the issue that large tracts of zoned land within the village remains unused and there are many unoccupied dwellings. Facilities within many of the estates remain unfinished. It is requested that no further lands be zoned for residential use until the existing lands are fully built and occupied.

3.1.23 A total of six submissions were received for Castlelyons/Bridesbridge, the majority of which highlight the excessive surplus of zoned land within the settlement, the level of vacancy and the number of unfinished estates. It is suggested that consideration be given to de-zoning lands or consider alternative community uses on same.

3.1.24 Glanbia have requested that the Council zone a 6ha portion of land within the development boundary, reflecting its recent permission by the Council. A further request was made to zone land as an industrial hub at Kill St. Anne, within the greenbelt.

3.1.25 A submission has been received requesting the retention of the greenbelt at Corrin and Castlelyons.

3.1.26 The main issues raised for Glanworth (four submissions) relate to the zoning of additional land for residential purposes, the provision of land for community and recreation use and the setting aside of land to facilitate an extension to the cemetery.

3.1.27 Dairygold has highlighted the need to provide a mixed use zoning on their brownfield village centre site.

3.1.28 A further submission was received from Dairygold regarding lands in their ownership in Araglin. It requests that the site be included within any proposed development boundary and suggests the site has the benefit of a retail/enterprise use by virtue of its existing land-use.

3.1.29 A single submission was made regarding the zoning of lands for medium-low residential use at Glenahulla.

General Issues

3.1.30 Other general submissions raise a number of pertinent issues including the need to:

- a) zone land for educational, sports and recreation use.
- b) Support the use of public transport and reduced journey times by maximising free flow of traffic through settlements and making provision within outlying towns for the overnight parking of buses to facilitate early morning departures.
- c) Reflect and safeguard the strategic role of national roads and associated interchanges/junctions catering for the safe and efficient movement of major inter-urban and inter-regional traffic (especially when considering zoning additional land for development) and to use the development contributions scheme to fund necessary road infrastructure.
- d) Support the role of agriculture and food production by encouraging people into these sectors and ensuring planning policy is supportive of farm enterprise and the retention of and investment in rural services and infrastructure.
- e) Develop a stronger working relationship with the Construction Sector to ensure that the local area plans are capable of prompt implementation once adopted and a number of outstanding issues can be addressed – provision of infrastructure and childcare facilities,

- stronger alignment with the market, resolution of a number of "planning gain" requirements etc.
- f) Adopt a strategic approach to the protection of wildlife species, habitats and protected sites.
 - g) Review policy on the provision of childcare facilities.
 - h) Consider inclusion of a zoning matrix in all local area plans to provide greater clarity for the development management process.
 - i) Address development in rural areas and develop integrated, holistic and multidimensional approaches to sustainable rural housing and rural development.
 - j) It is suggested that the Local Area Plan should indicate the criteria on which the population and employment target figures are based, and the policies and actions which will deliver the targets set out in the document.

Section 4 Overall Approach to the Draft Local Area Plan

Main Policy Issues

Ministerial Guidance

Sustainable Development in Urban Areas

4.1.1 Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in cities, large towns, smaller towns and villages. In this electoral area Fermoy is classified in the guidelines as a large town (with a population in excess of 5,000) and Mitchelstown is classified as a small town.

4.1.2 The guidelines advocate population increases within cities or large town centres such as Fermoy given their range of employment, recreation, educational, commercial and retail uses which can help curtail travel demand and achieve sustainable patterns of development. Equally, increasing populations at these locations can assist in regeneration, make more intensive use of existing infrastructure, support local services and employment, encourage affordable housing provision and sustain alternative transport modes such as walking, cycling and public transport. In order to maximise growth, in principle, no upper limit of dwellings should be provided on any town or city centre site, subject to meeting residential amenity and design standards.

4.1.3 Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns and villages through poor urban design and particularly the impact of large housing estates with a standardised urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;
- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans

and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.

- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

4.1.4 The Planning System and Flood Risk Management Guidelines for Local Authorities, were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.5 A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.6 Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.7 Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;
- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and
- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

County Development Plan 2009

Population Targets and Requirement for Zoned Land

4.1.8 The Outline Strategy for this electoral area sets out the 2006-2020 population target at **30,262**, representing a growth of 4,498 persons on the 2006 population figure. This would equate to about **12,556** households in the electoral area in 2020 or an increase of **3,547** households. In order to allow

for a proportion of vacancies, and frictional losses in the market about **4,611** new houses will be required. Taking into account the units which were built during the 2006-2010 period, and the outstanding planning permissions, it is estimated that the net additional amount of new housing required in the electoral area between 2010 and 2020 is **1,785** houses.

4.1.9 The following table gives a more detailed breakdown as to the proposed future growth in the main towns, key villages and villages and rural in the electoral area.

4.1.10 The column headed "additional new housing development required to 2020" gives an indication of the required housing likely to be needed to fulfil the population targets for each settlement type. In the key villages, in many cases the number of planning permissions already granted means that there is no requirement for further housing land to achieve the population target.

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006-2020	Already Built 2006-2010* including vacant & u/construction	Outstanding planning permissions	Additional new housing development required to 2020
Main Settlements					
Fermoy	1569	1495	498	469	528
Mitchelstown	1981	1387	258	274	855
Key Villages					
Ballyhooly			123		
Castlelyons/ Bridesbridge			129		
Conna			64		
Glanworth			106		
Kilworth			213		
Kildorrery			66		
Rathcormack			403		
Total	484	882	1104	697	nil
Villages and Rural	464	847	131	314	402
Total	4,498	4,611	1,991	1,754	1,785

* Dwellings 2010 - dwellings 2005 X 0.8

4.1.11 In this electoral area a significant proportion of the population live outside the settlement network in individual rural housing. The likely future falls in the average household size of the population of this area will give rise to a considerable requirement for new housing. Some of that housing will occur in the form of individual houses in rural areas outside settlements in line with Government Guidelines in Sustainable Rural Housing, the County Development Plan 2009 and the policies of the Local Area Plan. However, where possible, the Draft Local Area Plan will seek to offer alternative locations by optimising the role of the settlement network in achieving its potential to accommodate growth in line with the principles of sustainable development.

Economy and Employment

4.1.12 The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Fermoy Electoral Area is envisaged to increase by approximately 3,300. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

4.1.13 It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key village and other villages, where appropriate.

Environment

4.1.14 Water Quality is an issue within the Electoral area. The Blackwater River Basin which flows through Fermoy and a number of settlements has been classified as "moderate status". The Draft South West River Basin District Management Plan has identified the requirement to improve both the river quality and groundwater quality to 'good' status by 2015 to comply with the EU Water Framework Directive.

4.2 Recommended Approach in the Main Towns

FERMOY:

Population

4.1.1 Fermoy is an attractive market town at a historic bridging point over the River Blackwater. The Cork Area Strategic Plan designates the town as a "Ring Town" and it is within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009. It is adjacent to the M8 Cork-Dublin Motorway. The town is the main focus for population and employment growth within the Electoral Area and recorded a population of 5,873 persons in 2006 (town and environs). The town has an ambitious population growth target of 7,442 to 2020, equating to an increase of 1,569 persons, or 27%.

4.1.2 The table below outlines the current housing stock figures within the town¹. Over 1,000 new housing units were constructed between 2001 and 2010. There are currently an estimated 2,669 units within the town and a further 10 units under construction. Vacancy is not considered a significant problem with only 12 units identified which are located within 2 separate developments. Planning permission exists for the construction of a further 469 units.

Table 2.0 Fermoy Housing Stock							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Fermoy	1,628	2,074	2,669	10	12	469	3,160

4.1.3 To accommodate the target increase in population by 2020 the Outline Strategy identified the need to provide an additional 1,495 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement in addition to the permissions already granted for 528 units to 2020 (See table below).

Table 3.0 Fermoy Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006- 2020* (includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Fermoy	1,495	498	469	528

4.1.4 Fermoy already has a very strong supply of residential land capable of delivering an additional 1,000 units approximately (in addition to the units that already have planning permission but are unbuilt) and it is therefore not necessary to identify additional lands for housing. There is capacity available in the Waste Water Treatment Plant to cater for the scale of development proposed but there are infrastructural constraints regarding certain zoned lands within the town. Funding priority needs to be established to resolve this issue and ensure that development can occur within the town in the short term.

¹ Based on geo-directory data, 2001-2010.

4.1.5 It is essential that the Draft Plan identify phasing and sequencing priorities for residentially zoned lands to guide future development within the town. Phasing priority will be influenced by a number of factors including the availability of services and the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.

4.1.6 Consultations undertaken to date have suggested a latent demand for low density residential development / serviced site/ self build options across the main towns in north Cork and the Draft Plan will consider how to provide some lands for self build and low density development options in a sustainable manner within the lands already zoned for residential development.

4.1.7 The Draft Plan will review the role and function of the Open Space Zoning on the O-06 site with a view to redesignating these lands to an agricultural land use.

Employment

4.1.8 Fermoy has an immediate supply of 36ha of land for employment use, largely located on the northern and southern fringes of the town. There is a need to expand the quantity and quality of sites available for employment use and the choice of future sites needs to be informed by the locational advantage the town holds close to the M8 corridor and the desirability of reducing HGV traffic through the town.

4.1.9 Consideration will be given to zoning additional lands for employment /industry/distribution adjoining existing employment lands south of the town with easy access to the motorway but also adjoining the current development boundary.

4.1.10 The Retail Strategy has identified the need to zone additional land for retail warehousing and accordingly the optimum location for this type of use needs to be earmarked.

4.1.11 Priority also needs to be given to the redevelopment of brownfield sites within the centre of the town for appropriate employment uses and the reuse of employment / industrial units that are currently vacant.

Town Centre Issues

4.1.12 As identified in the Outline Strategy Document there appears to be adequate scope to expand town centre uses on zoned lands within the Town Council area and the priority for the Draft Plan will therefore be to consider the range of uses that are appropriate on the lands currently zoned T-01 and T-02 to the east of the town. Flooding is also an issue in this area and the Draft Plan will need to reconsider the nature and extent of the zonings in this area in conjunction with the findings of a Flood Risk Assessment.

Amenity Issues

4.1.13 The attractive setting of the town within the Blackwater Valley needs to be protected and capitalised upon as a vehicle for generating wider rural tourism initiatives within the region. The development of themed tourist trails should be explored linking the town to the wider countryside.

4.1.14 Fermoy has an important military history which has influenced the design and layout of the town over the centuries. The Town has a number of important architectural buildings which contribute to its townscape value and aid the legibility of the core. The town centre has accordingly been subject to a number of Architectural Conservation Area designations which reflect the special townscape character of buildings within it. Within the environs of the town important views, vistas and landmark buildings should be identified and protected from incongruous development as part of the Local Area Plan Review process.

4.1.15 The completion of the M8 Dublin-Cork Motorway now provides the opportunity to capitalise on the lower through-traffic levels in the Town. Plans to improve both the pedestrian and cyclist environment by traffic calming measures and junction improvement works, as recommended by the Fermoy Traffic Management Study should be prioritised. This can also help reinforce the attractive character of the town as a destination to live, work and visit.

MITCHELSTOWN

Population

4.1.16 The town has an important County Town function, with a significant historic and pre-historic heritage. It is the largest employment centre in the North Strategic Planning Area but is facing economic challenges with the contraction of the dairy processing industry within the town.

4.1.17 Mitchelstown recorded a population of 3,365 persons in 2006 and has an ambitious population growth target of 1,981 persons, or 59%, to 2020.

4.1.18 The table below outlines the current housing stock figures within the town². Almost 600 new housing units were constructed between 2001 and 2010. There are currently an estimated 1,639 units within the town and a further 4 units under construction. Vacancy is not considered a significant problem with only 19 units identified. Planning permission exists for the construction of a further 274 units.

Table 4.0 Mitchelstown Housing Stock							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Mitchelstown	1,086	1,345	1,639	4	19	274	1,936

4.1.19 To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 1,387 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 855 units to 2020 (See table below). There is capacity available in the WWTP to cater for the scale of development proposed.

Table 5.0 Mitchelstown Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006-2020* (includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Mitchelstown	1,387	258	274	855

4.1.20 Mitchelstown already has a very strong supply of residential land capable of delivering an additional 1,000 units approximately (in addition to the units that already have planning permission

² Based on geo-directory data, 2001-2010.

but are unbuilt) and it is therefore not necessary to identify additional lands for housing. It is essential however that the Draft Plan identify phasing and sequencing priorities for residentially zoned lands to guide future development within the town. Phasing priority will be influenced by a number of factors including the availability of services and the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.

4.1.21 Consultations undertaken to date have suggested a latent demand for low density residential development / serviced site options across the main towns in north Cork and the Draft Plan will consider how to provide some lands for self build / low density development in a sustainable manner within the lands already zoned for residential development.

4.1.22 The Draft Plan will also review the role and function of the land zoned as Open Space with some housing potential in Mitchelstown with a view to redesignating these lands for agricultural land use.

4.1.23 Land is required for a new school site. Given the modest surplus of residential land available, it may be prudent to consider reallocating some of this land for educational use. The Draft Plan will consider all available options in determining the optimum location for a new school site.

4.1.24 Consideration may also be given to the suitability of sites within the development boundary for a nursing home and / or to including an option for this type of development within a wider residential zoning objective.

Employment

4.1.25 Mitchelstown has a 2,115 jobs target to 2020 which represents a 40% increase on current jobs figures. There is currently a total of 63ha of available zoned employment land within the town plus a number of brownfield opportunity sites. Given the significant supply available, consideration will only be given to zoning a modest amount of additional land for distribution/warehousing uses north of the town with good access to the M8 and regional road network.

4.1.26 The Draft Plan will also need to consider access arrangements for some of the lands already zoned for new and established industrial development to the north of the town as direct access to the western relief road is undesirable and very difficult to achieve in places.

4.1.27 The Draft Plan will also consider dezoning some of the lands which are currently part of a larger established industrial / enterprise zoning but are actually in agricultural use, including lands located in the western side of the relief road.

Town Centre Issues

4.1.28 There is scope to provide additional retail floor space within the town. It is recommended that the town centre be expanded to incorporate the two "opportunity sites" identified in the Outline Strategy as these are adjacent to the established shopping core.

Amenity Issues

4.1.29 Mitchelstown has an attractive historic core and benefits from a striking setting at the foothills of the Galtee Mountains. These assets are intrinsic to the character of the settlement and need to be protected and capitalised upon as a vehicle for rural tourism initiatives.

4.1.30 The majority of land identified for open space, sports, recreation & amenity in the 2005 Local Area Plan is situated in 3 distinct land parcels on the eastern side of the town and in the vicinity of the Castle Demesne. Some of these zonings do not preclude residential development and all are currently unusable as public open space. The Local Area Plan needs to undertake an audit of existing open

space zoning to maximise their functionality, optimise access to members of the public and ensure links are delivered between spaces.

4.1.31 Consideration should be given to zoning additional lands for open space/pocket parks to the west of the town with a focused function (e.g. allotments). This would allow easy access for residents at the western part of the town to amenity areas. A number of river walks were proposed within the 2005 LAP, however, these have not been provided to date. Bord Failte have approved 3 historic trails which shall be in place by year end 2009.

4.1.32 Opportunities now exist to capitalise on the lower through-traffic levels in the Town as a result of the recently opened M8 Motorway and Mitchelstown Relief Road. Plans to improve both the pedestrian and cyclist environment and reinforce the attractive heritage character of the town should be implemented in accordance with the Mitchelstown Traffic Management Plan, subject to funding availability.

Villages & Smaller Settlements

Introduction

4.1.33 Within the Fermoy Electoral Area, in addition to the two Main Towns, there are 23 other smaller settlements. These comprise 7 Key Villages, 7 Villages and 9 Village Nuclei. Outside of these settlements is a large rural hinterland. The population of the villages and rural area stood at 16,526 in 2006, an increase of 13% over the 2002 level. Within this growth figure there were considerable disparities in growth across the network of settlements. The future growth strategy for the electoral area, as set out in the County Development Plan 2009, envisages growth in the order of 948 persons to 2020, equating to a population of 17,474 across the villages and rural areas by 2020. Information available at this stage indicates that this target level of population has already been exceeded, as detailed below.

Key Villages

4.1.34 In the period to 2006 the Key Villages within the Electoral Area experienced an unprecedented level of growth in a relatively short period. Rathcormack experienced the largest population increase (151%) due to its good level of existing services and proximity to the M8 and Cork City, followed by strong rates of growth in Kilworth (51%), Conna (46%), Ballyhooly (20%) and Glanworth. Most of the seven key villages are within the CASP Ring Strategic Planning Area. The exceptional growth figures experienced in the key villages of Fermoy reflect a wider trend in similar sized settlements elsewhere in the CASP Ring. CASP Update has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas, in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. The future role of the villages within the Fermoy EA in terms of accommodating population growth is critical to delivering this CASP objective.

4.1.35 The table below outlines the current housing stock figures³ within the key village network of the Electoral Area and illustrates in excess of 250% growth in the housing stock between 2001 and 2010. There is currently an estimated 2,073 units occupied within the seven key villages and a further 13 units under construction. Vacancy is considered an issue with a total of 141 vacant units identified and numerous unfinished estates prevalent. Planning permission exists for the construction of a further 697 units.

³ Based on geo-directory data, 2001-2010.

Table 6.0 Fermoy EA Key Village Housing Stock							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Conna	60	88	159	0	7	49	215
Kildorrery	98	95	177	0	0	75	252
Kilworth	144	162	411	0	14	65	490
Glanworth	138	151	265	0	15	96	376
Rathcormack	137	161	637	0	22	270	929
Castlelyons/ Bridesbridge	129	140	215	0	69	79	363
Ballyhooly	68	89	209	13	14	63	299
Total	774	886	2073	13	141	697	2,924

4.1.36 To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 882 units in the period 2006-2020. However between 2006 and 2010, 950 units were actually constructed, so this target has already been exceeded (by 68 units). A further 154 dwellings remain vacant or under construction and planning permission has been granted for an additional 697 units.

4.1.37 The 2020 target, which is based on the principles of the CASP Update Study 2008, has already been exceeded and the majority of the excess units are currently vacant, but should be absorbed in the short-medium term. Clearly, if all the units which currently have planning permission were to proceed to construction phase, then the overrun within the electoral area would be significant.

4.1.38 It is evident that some of this growth has taken place at the expense of the towns, especially Mitchelstown, and if the strategy for the future growth of the towns is to be achieved, then growth in the smaller settlements of the electoral area needs to moderate accordingly.

Strategy for Key Villages.

4.1.39 One of the key aspects of the Guidelines on Sustainable Residential Development in Urban Areas is that development in smaller towns and villages must be plan-led and that the plan should ensure that the scale of new residential development is in proportion to the pattern and grain of existing development. To this end, it is the function of a LAP to *"make recommendations on the appropriate overall scale of development, and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary"*. With this in mind, it is proposed to include objectives in the Draft plan for each key village which reflect the provisions of the guidelines, and outline the overall scale of development envisaged (i.e. an upper development threshold) together with a maximum size for individual housing developments.

4.1.40 Some of the key villages within the electoral area have excessive amounts of zoned and other land within their development boundaries (with and without planning history), leading to huge development capacities, out of scale with the character of the settlements themselves and the receiving environment. In keeping with the provisions of the Guidelines, consideration should be given to reducing the development boundaries to a level consistent with the scale of growth envisaged and other sustainability criteria such as infrastructure capacity.

4.1.41 Also, the Draft Plan needs to respond to the fact that the 2020 growth target for the Key Villages has already been exceeded and CASP Update has signalled the need to control population growth within the rural areas of the CASP Ring so as to better achieve its overall strategy. As the growth target has already been exceeded the Draft Plan could effectively indicate that no new / further planning permissions for multiple house developments would be granted over the life of the plan unless the strategy is revised.

4.1.42 When current permissions expire and fall due for renewal they should be assessed against the policies and objectives of the new Local Area Plan.

Employment

4.1.43 The role of the key villages in facilitating some limited employment uses will be re-inforced within the Plan.

Amenity Issues

4.1.44 Where significant population growth has occurred and deficiencies in existing community/recreation facilities have been identified, consideration should be given to including a Special Contribution for delivering such facilities.

Villages & Village Nuclei

4.1.45 Most of the smaller settlements in the Electoral Area (i.e. 7 villages, and 9 village nuclei) are located in the North Cork Strategic Planning Area. While permissions were granted for significant developments in some of the villages relative to the scale of the receiving environment, little has happened on the ground to date. Clondulane, a village located close to Fermoy and within the CASP Ring, is an exception to this trend as it did experience significant growth relative to its size.

4.1.46 It is recommended that the villages of the Electoral Area are best placed to act as alternatives to one-off housing by promoting the development of serviced sites / self build options or small scale schemes of an appropriate scale to the morphology and service availability of the settlement. As with the strategy outlined above for the Key Villages it would be desirable in the case of these smaller settlements to reduce the extent of the development boundaries. In addition it would be appropriate, in keeping with the guidelines, to define an overall scale of development for each of the smaller villages / village nuclei and maximum size for individual developments.

4.1.47 The Draft Plan will also examine the appropriateness of accommodating small scale commercial/employment uses within the villages of the Electoral Area.

4.1.48 The village nuclei network has remained almost static over the past five years given their relative remoteness and lack of infrastructure. It is not envisaged that any significant growth will be allocated here for the future save for some housing to meet the indigenous demand.

Appendix A

List of Submissions

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Araglin	6,024	Dairygold	Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. ARAGLIN: The submission notes that Dairygold has a site in Araglin, a village nucleus. It states while the settlement does not have a development boundary, reference is made to the dispersed nature of the settlement which includes a creamery (subject site), post office, church and school. The submission considers the site has an indicative land use by virtue of its existing land use activity where such is authorised as detailed in Objective LU1-3 CDP 2003. The submission requests that the LAP retains the existing retail/enterprise use at this location and defines the site within the development boundary of the settlement. This file is linked to 5,644, 6,023, 6,025 & 6,026	Noted. Issues raised will be considered in preparing the Draft plan.
Ballyhooley	5,047	Crowley, Kevin	The submission states that large tracts of zoned land in the village remain unused and there are many new dwellings unoccupied. It is claimed that facilities in some of these developments remain unfinished. It is therefore requested that no further lands be zoned for residential use within the village until the existing zoned lands are fully built on and occupied.	Noted.
Castlelyons/ Bridebridge	5,117	Spillane, Neil	The submission requests that the current greenbelt zoning in Corrin and Castlelyons be retained and not rezoned for industrial use. It is claimed that previous attempts were made to rezone these lands for industrial use in the last plan but were unsuccessful. It is claimed that there is ample vacant industrial land available both within and immediately adjacent to Fermoy Town and it is claimed this point is supported in the Outline Strategy Document (paragraphs 2.1.12 - 2.1.15). The submission reiterates its requests to retain the greenbelt zoning given the current economic climate and states industrially zoned land in the countryside could ruin any potential tourist industry in the area. Retention of greenbelt zoning	Noted.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Castlelyons/ Bridebridge	5,126	Verling, Richard	and associated agricultural use of land is important from an aesthetic and economic perspective. The submission relates to a 22.264ha parcel of land at Kill St. Anne, Castlelyons which are stated to be within reasonable distance of the M8 & is in an area currently populated by several industries. It is claimed that the site is ideally located adjacent to the former N8 and new Motorway. The submission states the land is level, free draining and surrounded by low density housing and so suitable for development.	The site is located in a rural area within the greenbelt of Fermoy. The Draft plan will ensure there is an adequate supply of zoned employment land proximate to the town with good access to the motorway, without comprising the greenbelt.
Castlelyons/ Bridebridge	5,183	Sheehan, Donal	The submission concludes that due to the sites nature and location it is ideally suited as an industrial hub. The submission states lessons need to be learned from the haphazard zoning of land in rural villages. It is claimed that lands were zoned in flood planes and outlying areas away from village centres. It is claimed the author of the submission attended the chamber when the last Local Area Plan was adopted and was horrified to see Elected Members try & get lands zoned for constituents when senior planners were advising otherwise. It is requested that elected members be banned from using mobile phones in the chamber for the next LAP. The submission states more weight should be given to the planners who have the expertise and do not have a vested interest in the decision. The submission suggests the landowner should be targeted with a levy to contribute to local community facilities and this should be ring-fenced and spent in the area. The submission requests that no further lands be zoned and a review undertaken of existing infrastructure, housing needs & facilities. Its also suggests that some lands need to be de-zoned. It is stated that permission was recently granted for 81 houses in Castlelyons despite houses being unoccupied & there being unfinished estates in the village. The submission states that the collection of levies takes precedence over the welfare of the community. It is stated key villages need employment. The submission outlines that the rural landscape, including hedgerows, needs to be protected as an important tourist resource. The submission questions the use of population targets and suggests sustaining current population levels and improving the environment & quality of life instead. It is stated that land for agriculture and food production needs to be protected. The submission requests that all further individual dwellings should be served by treatment units instead of septic tanks and this would create employment and improve water quality for leisure & consumption.	Noted.
Castlelyons/ Bridebridge	5,328	Glanbia PLC.	The submission requests that a 6 ha portion of land between Castlelyons and Bridesbridge are zoned with the objective to accommodate a mixed village centre range of uses. The site is currently unzoned but within the development boundary of the village. It is claimed the site currently consists of a mix of commercial buildings of the Glanbia Food Production Facility but many of the buildings are redundant including a single storey warehouse building, mill buildings, creamery buildings, office buildings and ancillary parking and circulation areas. It is stated the proposed zoning would provide the potential to strengthen the core of the settlement in a sustainable manner and could provide a mix of uses at	Noted. Site is within the development boundary. The planning application is currently under appeal and awaiting a decision

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			a central location without the need to extend the development boundary.	
Castlelyons/ Bridebridge	5,358	Verling, Garrett	It is stated a planning application was lodged to Cork County Council under 08/10184 and permitted a mixed use development consisting of residential units, a crèche, Glanbia CountryLife farm shop and store, business units, shop units, offices and a Centra Shop. It is claimed this is currently under appeal with An Bord Pleanála. It is claimed the proposed zoning would safeguard a mixed use development as approved by the Council and improve the aesthetics of the village and a better range of services for the surrounding hinterland. The submission states Castlelyons has too much residentially zoned land with over 50 houses vacant in the village. It is claimed that permission has been granted for approximately 200 more and there is a further c. 35 acres available in the village. It is suggested that some of this land be de-zoned. It is claimed that residents are concerned that the quantity of zoned land available will result in half finished estates - ruining what is a beautiful and award-winning village. The submission requests a weight restriction be imposed on Farran Bridge (which is a protected structure) to restrict use of the bridge by HGVs from the nearby Glennon Bros. Timber Factory. It is claimed this would ensure the safety of walkers, cyclists and drivers on local roads and the protection of the built heritage in the village. It is stated that damage has been done to historical structures in the village by HGV traffic. It is requested that no changes be made to the greenbelt, especially near Balloran, where there are traffic issues occurring at the motorway exit. It is stated that planners should be identifying the best locations for wind farms so as to avoid landowners seeking permission on unsuitable sites which can result in community divisions.	Noted. Issues raised will be considered when preparing the Draft Plan. The County Development Plan includes policies on strategic search areas for wind farms.
Castlelyons/ Bridebridge	5,713	Castlelyons Community Council	The submission is opposed to any further zoning of land for residential use. It is stated Berry Hill is only half built with many of the built houses leased. It is further stated that Ard na Ri has only 1 occupied house in a permitted estate of 45 houses and the development looks abandoned with foundations and partially commenced houses left undeveloped and roadways unfinished. It is stated this is an eyesore and an insult to the local population, especially the tidy towns group. It is requested that other areas within the village boundary be de-zoned given the current financial climate and surplus houses available. It is stated that no further estates by developers are wanted in the village. It is stated the area between Kearney Bros and Thomas Tobin's residence (Map 0.10) should be zoned community and leisure. It is stated the community council agree with the industrial aspects of the recent Glanbia Plc proposal but are totally opposed to the residential element which should be zoned for industry. The area has been devastated by redundancies in recent months and jobs are needed i.e. in the form of a small industrial park or grant aided industrial units. Lands zoned I.01 should be rezoned for community and leisure as it is adjacent to both villages in the heart of the community. It is requested that R-02 should be re zoned for community and leisure or agricultural use.	Noted. Submission refers to a map which has not been submitted. The issues raised will be considered further in preparing the Draft Plan.
Fermoy Environs	5,029	Finn, Kevin T.	The submission states the LAP should list all data	Noted. Points relating to the issue

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			sources referred to in Outline Strategy text. It is stated that if Mitchelstown's population growth was only 1% between 2002-2006 during a period of unprecedented national growth, the target population growth figure of 59% to 2020 is considered unrealistic. It is suggested that the LAP indicate the criteria these target figures/projections are based and the policies and actions which will deliver the population target. It is claimed the population change trends do not factor in the fact that Mitchelstown experienced population decline between 2006-2010. It is suggested that the LAP text should omit redundant expressions such as "going forward". It is noted that Mitchelstown serves a large rural hinterland which extends to the adjoining Counties of Limerick and Tipperary and this should be included in the text. It is stated that figures contained in paragraph 3.1.36 are inconsistent with its grouping. It is suggested that phasing or sequencing is inappropriate where zoned land is less than double the projected land requirement and would interfere with the natural competition for development potential and does not consider "non available" zoned land. It is stated that table 3.4 of the Outline Strategy should indicate the existing population, housing, dwellings etc and state the figures for the previous plan period. It is stated that the LAP should include policies and actions to promote the achievement of the employment targets. It is noted that the retail catchment of Mitchelstown extends into both Counties Limerick and Tipperary. It is suggested that the recommendations of the Mitchelstown Traffic Management Plan involving little or minimal cost should be implemented immediately. It is stated that the LAP should include the existing capacities of water and waste water facilities, give details of existing systems and stated the projected timeframe of any works required within the Plan period. It is requested that where specific areas require upgrading or replacement, the Plan should indicate the location and time period anticipated. The submission states all abbreviations should be explained. It is noted the list of public and infrastructural services is deficient and should include ESB/Power offices, Telephone Offices, Library, County Council Offices, Water Supply Offices, Gas Supply Offices, Post Offices, Bus Depot, Health Clinic, Public Health Services and should include the quality/level of service provided. It is noted Mitchelstown does not have a community centre. It is suggested the Fermoy UDC boundary be extended to include all built-up within the 60kph speed limit. Submission points out that lands which are currently zoned for Town Centre uses in the 2005 LAP have been indicated as part of the built up area in the Outline Strategy diagram. (Submitter is correct - there is an error in the diagram, the lands have not been developed). The submission requests that the lands which are currently zoned as Town Centre remain so zoned in the new plan and, if possible, the zoning should be extended eastwards up to the motorway boundary (as indicated in the attached map). This would require extending the town centre zoning over a part of the land that is currently zoned as open space/ sports/ recreation/ amenity "(O-03). It is suggested that lands acquired by the Council east of the motorway be zoned open space (as indicated in the attached map). The submission also recommends that the Council	of population projections V targets should be clarified in the text. Noted. The mapping error in the Outline Strategy diagram for Fermoy Environs is acknowledged. Part of the lands currently zoned "Town Centre" (T-01), adjoining lands zoned as open space and lands adjacent to the treatment plant are subject to flooding and Draft Plan will need to review the nature and extent of zonings in this area. The need for additional open space lands to serve the town will also be considered.
Fermoy Environs	5,124	Hawe, Kathleen and David		

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Fermoy Environs	5,199	Geaney, Seamus	look at the option of zoning lands east of the M8 between the waste water treatment plant and the N72 for development in the medium term (indicated as blue hatching in the attached map). The submission claims FCI Ireland was once located at the main southern approach to Fermoy Town, employing 260 people but since the company relocated their facility in 2007 the 8,080sqm structure has remained vacant. It is stated that the site is currently zoned "established industry/enterprise" in the 2005 Fermoy LAP. To the north, it is suggested that lands are zoned for "new industry" with a specific objective for stand-alone industry or light industrial and warehousing development. The submission claims that no planning history is prevalent for the site. The submission requests that the Council retains the industry/enterprise zoning objective for the site but should expand the site specific objective to include uses which will "facilitate the redevelopment of the site for employment generating development including retail related uses, subject to normal planning considerations".	This is a strategic industrial site which is zoned established industry/ enterprise. There are already adequate zoned lands available to cater for retail uses.
Fermoy Environs	5,267	Owner	The submission agrees there is a substantial area of land zoned for residential use in the LAP, however, it claims it is important to consider the suitability of such areas to accommodate a variety of house types. The submission requests that a 3.6ha parcel of lands located within the development boundary (and currently zoned as open space O-04) are considered for high quality residential development.	There is a significant oversupply of residential land in Fermoy. No further lands are required for this purpose.
Fermoy Environs	5,337	Love, Clayton	The submission asserts that Fermoy town is characterised by unused and underused brownfield sites and the LAP should ensure the town centre of Fermoy (within the town boundary) is the focus for development to ensure a vibrant centre which will act as a springboard for future development and expansion. It is stated that OPW flood relief works on the southern bank be completed as a matter of urgency and this should be reinforced by the Council's actions so the town's traders are no longer at risk of flooding. It is claimed the completion of the flood defences would restore confidence in the town and surrounding area. The submission notes that Fermoy is designated as a District Employment Centre and recently lost employment to Cork City and its environs. It requests that the LAP make provision for high quality office-based facilities within walking distance of the town. It is stated that lands zoned T-01 & T-02 in the Plan are the most appropriate sites for the location of high density, high quality employment uses. The submission notes that the availability of 36 ha of employment land, from a total of 44ha in 2005, implies a problem. It is claimed there is adequate land zoned for retail activity within the Town Council boundary and retail uses on sites T-01 & T-02 sites (in the environs) should only be allowed when lands within the town council boundary are taken up and states that retail uses on lands T-01 & T-02 should be limited to the sale of bulky goods/ retail warehousing.	Noted. Issues raised will be considered in the preparation of the Draft Plan.
Fermoy Environs	5,341	Shinnick, Frank	The submission requests that c. 90 acres of land (outlined in the attached map) be zoned for medium-low residential use. It is claimed that deficiencies in housing land are prevalent in certain areas of the property market in the town for the medium term and these lands should therefore be considered for zoning purposes. It is stated that negotiations are ongoing in relation to	These lands are outside the development boundary. There is a significant oversupply of residential land in Fermoy. No further lands are required for this purpose.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			proposed sewage disposal arrangements to serve the site but storm water disposal can be easily achieved. It is claimed the lands are located inside the motorway and adjacent to the town and its amenities. The submission states that development of land immediately to the north should commence within 12 months as part of this area has the benefit of permission & forms a natural extension to the town.	
Fermoy Environs	5,344	Rice, Edmond	The submission requests a change to the zoning objective for lands currently zoned O-06 ("lands to remain predominantly open in character with generally no linear frontage development. This zoning does not preclude small-scale development subject to normal proper planning considerations and consistency with the policies and objectives of this plan") to that of medium/high density residential development. It is claimed that this change in zoning objectives can be justified given the sites proximity to Fermoy Town, the site's location adjoining the M8 and services are available. The submission states the improved access links serving the town makes Fermoy very attractive as it is located within commuting distance of major employment centres. The submission claims that residential land prices have escalated during the past 12 months and providing additional land supply is the only way to control this escalation in prices.	There is a significant oversupply of residential land in Fermoy. No further lands are required for this purpose.
Fermoy Environs	5,370	Ryan, David	Submission refers to sites to the north of Fermoy town centre and requests that lands should be rezoned to reflect the permissions granted under 07/9410 for retail warehousing, car parking and associated site works (currently partially zoned established primarily commercial) and 08/10082 for a petrol station including restaurant/dining, food market and associated site works (currently zoned for new residential development).	It would be reasonable to alter the zoning of these lands to reflect the development currently under construction.
Fermoy Environs	5,413	Cumnor Construction	The submission requests that the R-11 residential zoning in Fermoy environs remain unchanged and that the Council take urgent action to deliver the necessary sanitary infrastructure in this part of Fermoy, and specifically on lands zoned R-11. These lands have the benefit of planning permission for 305 dwellings and a crèche but development cannot proceed until the necessary sanitary infrastructure is delivered.	Fermoy Sewerage Scheme is proceeding to the planning stage as announced under the Water Services Investment Programme 2010-2012.
Fermoy Environs	5,492	O' Flynn, John	The submission requests that a 12.9ha parcel of land at Corrin, outlined in the attached map, be zoned for industrial purposes to enable distribution/warehousing uses on site and in order to strengthen Fermoy's function as a District Employment Centre and provide a choice of site for prospective employers. It is stated that while the site is rural in character, there are existing employment uses in the vicinity (AVC Safeway and South Coast Transport) and it is located close to the M8 Fermoy by-pass, with access available via an approved interchange. The submission underlines there is a need to identify additional land for employment use to facilitate the targeted employment growth and provide a choice of locations. The submission claims the site is large enough to facilitate the locational requirements of such a use and local traffic can avail of the local network to access the site. It is further stated that the site is easily serviced. Submission details the planning context for the proposal with reference to various development plan / local area plan policies.	These lands are located on the eastern side of the Corrin Interchange, within the greenbelt of Fermoy and a significant distance from the town centre and the existing development boundary. It is likely that lands are available closer to the current boundary.
Fermoy Environs	5,511	Draper, Mervyn	The submission relates to the lands currently zoned as	The site is located in an area of

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			1-02 in the Fermoy Environs, and adjacent lands to the north and east. The submission requests that the zoning objective on lands zoned I-02 be changed to facilitate more general enterprise/employment uses as the current zoning objective is too restrictive. It is claimed that this would not conflict with the operation of Sanmina-SCI Systems Ireland Ltd. and would complement the company's increasing focus on higher value research and development activity and would add to the locational choice within the town. The submission notes the Council has identified a need to identify additional land for business to facilitate targeted employment growth, expand the employment base of the town and ensure a choice of sites is available to prospective employers and it is felt these proposals are in line with same. It is suggested that given the sites location close to the town centre, service availability and ease of access consideration should also be given to a limited amount of retail warehousing, subject to it not detracting from the enterprise character of the area. The submission also identifies additional lands to the north which could facilitate the expansion of the proposed enterprise area in the future. It is suggested that high quality landscaping in accordance with the needs of modern enterprise and employment areas, would ensure any proposal would not negatively impact upon the nature conservation designation to the east and south-east and objectives to provide an amenity walk along the riverbank.	Scenic Landscape, is prominent in views from the motorway and has comparatively poor access to the national road network. The appropriateness of expanding the employment land supply in this area will need to be considered in preparing the Draft Plan.
Fermoy Environs	5,597	Fitzgerald, Liam	The submission requests that lands identified in the attached map be zoned for industrial purposes which would accommodate employment uses and other transport and distribution functions. It is stated that this would meet the existing and future lower order industrial needs of the Town going forward. It is claimed that of the 36ha of land available for employment use, 33ha of this are at the IDA site on the Dublin Road and are unlikely to be developed in the short-term. The submission therefore states this figure should be discounted from the Council's calculations. The submission requests that new lands be therefore, designated in areas such as Corrin due to its strategic link to the M8, the Toll Plaza and other industrial activities in the rural fringes of the town. It is stated that precedence has been established by other industrial businesses in rural areas and examples are listed. It is stated that the designation of additional industrial land is vital in order to ensure that future capacity to accommodate smaller businesses and distribution type uses can be accommodated. The submission is accompanied by an Access Appraisal which claims to demonstrate the site can be accessed in a manner consistent with established design guidance. The submission justifies the zoning proposal as it will provide for an established need; provide lands ideally located in an accessible, serviceable location for industrial activities including distribution and warehousing; and it is located in an area which will discourage HGV traffic entering the town.	These lands are located on the Fermoy side of the Corrin Interchange, sandwiched between the old N8 and the Motorway. The site is removed from the town and within the greenbelt of Fermoy. It is likely that lands are available closer to the current boundary.
Fermoy Environs	6,023	Dairygold	Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the	Noted. The issues raised in this submission will be considered in preparing the Draft Plan.

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			future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. FERMOY: The submission notes that Dairygold has a 1.47 acre plot in Fermoy which is zoned both "commercial" and "industry/enterprise". It is claimed the latter forms part of a larger 30.2 site zoned I-01 which seeks to facilitate enterprise development and office based industry. It is stated the LAP states the preferred use of these lands is for high technology but limited commercial development (non retail) may be accommodated. It is stated that lands immediately to the south (within the Town Council boundary) are zoned commercial. The submission requests that consideration be given to the current use and development potential of the site in the context of the surrounding uses and the collective development potential the site offers with surrounding suitably zoned lands. It is stated that whilst the site is small the road frontage offers significant access options to the development/redevelopment of the larger similarly zoned surrounding lands. It is requested that the lands retain their commercial/retail use zoning within the development boundary of Fermoy environs. This submission is linked to 5,644, 6,024, 6,025, & 6,026.	
Glanworth	5,230	Wrigley, Leonard	The submission requests that the zoning of the R11 site in Glanworth be retained (Plot A) The submission also proposes the zoning of additional land (Plot B) as a utility area to facilitate the extension of the existing adjoining graveyard in the future. A request is made to zone additional lands (marked plot C) for residential development given its location adjacent to the village and services available. The submission claims the availability of zoned residential land adjacent to the village will reduce the necessity of granting one-off housing in the area as it assumes (erroneously) that the zoned land can be used for one off sites.	There is a surplus of zoned residential land within the village. Draft Plan will consider the need to provide for an extension of the graveyard.
Glanworth	5,278	Glanworth Community Council	The submission on behalf of Glanworth Community Council requests that lands in Glanworth outlined in the attached map be zoned for community recreation use.	The Council will consider the suitability of this request further.
Glanworth	5,279	Hanrahan, Michael & Joan	The submission requests that lands at Boherash, Glanworth (outlined in the attached map) be zoned for residential use. The lands are within the development boundary and are partially unzoned and partially zoned as open space.	The lands are within the development boundary and are partially unzoned and partially zoned as established open space (O-01). There is a surplus of zoned residential land within the village. Proposals will be considered in preparing the Draft Plan.
Glanworth	6,025	Dairygold	Dairygold seek a flexible approach to the uses that can	Noted. Issues raised will be

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. GLANWORTH: It is stated the company has a key site within the village centre of Glanworth which is currently unzoned. It is claimed the LAP specifically encourages the comprehensive redevelopment of the Co-Op in the text. The submission requests a town centre zoning on the site to allow mixed use development on site. This submission is linked to 5,644, 6,023, 6,024 & 6,026	considered in preparing the Draft Plan.
Glennahulla	5,535	Young, Joe & O'Brien, Trevor	The submission requests that lands outlined in red (in the attached map) be zoned for "medium-low density residential development with a mix of house types". It is claimed this 5.2 acre site forms a natural extension to the existing village core and is currently within the development boundary of Glennahulla Village in the LAP. It is claimed that the lands have the benefit of permission for 16 townhouses and site development works for 13 2-storey dwellings, a sewerage treatment plant and associated site works. It is stated that due to the current reduction in housing demand, works have yet to commence on site.	Noted.
Kildorrery	5,363	Fitzgerald, Daniel	Access issues relating to zoned land R-06 Kildorrery (Planning Ref: 09/4350) should be resolved during the Local Area Plan process.	This option will be considered further as part of the process.
Kildorrery	5,536	Myers, Denis	The submission requests that lands outlined in red (in the attached map) be zoned for "medium density residential use with a mix of house types and sizes". It is claimed that the lands are within the development boundary and adjoins site R-02 which has a zoning objective for medium density housing with a housing mix. The submission claims the applicant is the owner of lands zoned R-02 and is in the process of completing a 45 house development with approximately 4 houses remaining to be built. It is stated the applicant is selling these houses on a regular basis. It is claimed the applicant intends to lodge an application on the proposed site for residential development as it is considered to be a natural continuation of existing development with its own pedestrian access to the village. It is claimed that all services are available to serve the site.	There is a surplus of land within the village. No further lands are required for this purpose.
Kildorrery	5,630	Linehan, Kieran & Denis	The submission requests that a 1.5 acre parcel of land 1/2 km west of Kildorrery Village centre be zoned for medium density residential development. It is stated the site is currently occupied by a dwelling and is bound to the west and east by established residential development and lands to the north are zoned residential development. It is claimed all services are available and the site	Noted. Site is outside the development boundary. There is already a surplus of land within the village.

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			topography is suitable for development. The submission states the proposal would compliment objectives for the greater Kildorrery area and would help address the lack of affordable quality homes in the area and cater for the needs of local people seeking a first time home in the area.	
Kilworth	5,139	Noonan, Daniel	It is stated that Kilworth Village has been subjected to a massive level of residential development since 2002 with approximately 200 units built, an additional 39 under construction and permission in place for a further 105. It is claimed that no provision has been made for enhancing existing community facilities or the creation of new community facilities. The submission questions whether this represents "sustainable development". It is stated that the Department of the Environment should be canvassed as to the feasibility of a moratorium on residential development schemes within the development boundaries of rural villages which have experienced huge growth in population. It is submitted that the local community is facing a very severe challenge to absorb the huge population growth. It is requested that no further residential development should occur until the existing community has a chance to stabilise. It is stated that the Council are in danger of replicating the "Rockfortbridge" phenomenon in Kilworth. It is stated that no requirement exists for additional residential lands to be zoned and consideration should be given to reducing the amount of land with the Local Area Plan boundary.	Noted.
Kilworth	5,232	Muintir Na Tire (Kilworth)	The submission notes the village of Kilworth has experienced a dramatic level of residential development in recent years without any corresponding expansion of community facilities. It is requested that lands directly north of the church (to the right of R-07) be zoned for a civic use. The submission states that access is available by road and footpath via conditions set out under 05/7439.	This will be examined further as part of the LAP Review.
Kilworth	5,233	Kilworth Celtic Football Club	It is claimed the field also has permission for site development works for a community centre and crèche and the proposed civic use would compliment same. It is stated that since formation of club 14 years ago, Kilworth Celtic FC have had to lease land from numerous landowners as far away as Fermoy & are currently renting land from a local businessman. It is claimed the club has 70 members and has a variety of teams at junior level and would like to expand their club further to include a Ladies team and under-age teams. The submission outlines that since 2002, 250 houses have been built in Kilworth, 39 are under construction and permission exists for a further 105, but no facilities have been provided with any of these developments. The submission states that such population growth and expressed public interest in their sport necessitates a need for a permanent pitch. It is submitted that if the Council could make land available in Kilworth, to buy or lease long-term, Kilworth Celtic FC would develop the facility in the village.	The Council will be exploring options for the provision of community and recreation uses within the village.
Kilworth	6,026	Dairygold	Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres,	Most of these lands are within the Fermoy Greenbelt. Strategic Employment Centres have been designated in the County Development Plan 2009. Mitchelstown and Fermoy have

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			where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. KILWORTH: The submission includes proposals for a large 312 acre holding at Kilworth Farm. This is accompanied by a more detailed submission prepared by HRA Planning Consultants. A small portion of the northern extremity of the site is within the development boundary of Kilworth Village while the remainder forms part of the Fermoy greenbelt. The submission requests that consideration be given to strategic employment development on site given its strategic location close to the N8, Fermoy By-pass and Cork City and environs. It is suggested that suitable uses could include economic, employment, enterprise or integrated tourism related activities of strategic or regional size and importance. It requests that the development boundary be expanded to include provision for agri/science based industry which has developed in the area in conjunction with Teagasc. It is stated that the small portion of the site located within the development boundary is suitable for village related uses.	been identified as District Employment Centres for the electoral area. The employment role of Kilworth will be considered in preparing the Draft Plan.
Mitchelstown	5,304	O'Brien, Eamonn	This submission is linked to 5,644, 6,023, 6,024, & 6,025 The submission requests that a 3.5ha portion of land at Corracunna Cross be zoned for industry, commercial and warehousing use. It is stated these lands are fully serviced, have access to the N8 and a local secondary road and are located between Mitchelstown and the northern access to the M8. It is claimed the site adjoins a kitchen manufacturer and is close to Samco Engineering. It is stated enquiries have been made regarding the provision of a refrigeration warehouse or petrol station on site. The submission states a petrol station would be ideally located on site to service traffic exiting the motorway for Co. Tipperary, Co. Limerick, Mallow, Killarney, Glanworth and Ballyporeen. It is suggested that the site cost at CMS Business Park, Cahir Hill, Mitchelstown is proving too expensive because of its original capital outlay. It is stated that a greenfield site at current costs may be more attractive to promoting business and job opportunities. It is stated that Mitchelstown is located at a strategic location which makes it an attractive logistics base e.g. Aldi distribution centre. This may provide opportunities for similar spin-off industries. The submission notes that the majority of suitable lands in the town are in the ownership of Dairygold thus, limiting the potential of available sites for the local economy to expand.	These lands are located a significant distance east of the Town boundary within the greenbelt of Mitchelstown and are accessed from a narrow minor road. The "kitchen manufacturer" premises are not in use. Intensification of employment uses in this rural area raises a number of concerns.
Mitchelstown	5,308	Stag Park Residents Group	It is stated that Stag Park currently accommodates 100 completed houses with a further 200 units planned within the masterplan area. It is claimed this venture was carried out by Cork County Council to facilitate	Noted. The Council will examine the issues raised as part of the review of the LAP process.

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			additional social and affordable housing in the town.	
			It is stated that due to the economic downturn construction has ceased on site and the further completion of the project is unclear. The submission states that approximately 20 of the houses are not inhabited and these vacant units are now the focus of anti-social behaviour.	
			The submission states the estate currently does not contain any recreational amenity space for its residents and the planned community centre, crèche and other social amenities proposed in the initial phase of development were omitted from plans that were modified shortly before construction and contravenes Council policy. It is requested that amenity space and recreational centres for the estate are accommodated in the LAP as stipulated in the Recreation and Amenity Policy document.	
			The submission requests that lands indicated green in the attached map (zoned R-04) are re-zoned from "residential" to "open space".	
			The submission states residents are prepared to undertake works on available land identified by the Council.	
Mitchelstown	5,342	O' Sullivan, Daniel	The submission requests clarification on the Council's intentions for the land. The submission requests that c. 35 acres of land at Clonlough, Ballindangan Road, Mitchelstown be zoned for residential development. The agent states a map is attached outlining the site area but this is not included. It is claimed there is a scarcity of suitable zoned residential land available on the market in Mitchelstown. The submission claims the lands are located inside the new proposed relief road and is adjacent to other proposed residential developments. It is claimed that the nature and gradient of the site renders it suitable for medium density residential development. The submission states that if the entire area is zoned a layout plan will be prepared immediately for approval by the Council. It is stated the M8 infrastructure serving the town renders it very attractive to those commuting from major employment regions. The submission suggests that the modernisation of Dairygold should consolidate c. 1000 jobs within the town and together with other industrial initiatives would create added demand for residential properties. It is stated that the expansion of the retail sector within the town has added to the attractiveness of the town as a residential destination.	No map was submitted with this submission so it is not possible to identify the lands referred to. There is an oversupply of residentially zoned land in Mitchelstown. No further lands are required for this purpose.
Mitchelstown	5,343	O' Brien, Gerard Maurice, Hannah Kate O' Brien & James Foran	The submission refers to 92 acres of land within the greenbelt to the north of Mitchelstown and requests that lands be zoned for mixed development including industry, low density residential and nursing home. It is claimed the lands are generally dry with a gentle gradient towards the Funshion River which can accommodate surface water disposal and site can be served by storm sewer provided in connection with Aldi development. Site is adjacent to the golf course, GAA pitch and within walking distance of the town and footpath is available. Frontage is available to the Mitchelstown/Limerick Road and a secondary road and a laneway. Waste water treatment could be covered by the zoning objective.	The site is located outside the northern development limits of the town, in the greenbelt of Mitchelstown. Scale and nature of the proposal would conflict with the greenbelt.

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Mitchelstown	5,501	Walsh, Tom	The submission also suggests the site could be made available for large scale green energy equipment manufacturing or other types of manufacturing. The submission requests that lands currently zoned GB 1-2 be retained but the text altered to include consideration of proposals other than stand-alone one-off dwellings. It is stated the applicant received permission for 8 no. houses under 08/6181 from the Council, however, the decision was overturned by An Bord Pleanála (Ref: 04.229794) who interpreted the specific zoning objective to refer to facilitating individual single houses or a serviced site. It is stated this interpretation is against the spirit of the policy to allow orderly, planned development of a limited number of dwellings in selected rural settings close to towns. The submission requests that the text of GB 1-2 therefore be altered from accommodating "limited number of individual houses" to "limited number of houses...."	There is already adequate land to accommodate multiple house developments within the development boundary and proposal would be contrary to the principles of the greenbelt.
Mitchelstown	5,510	Alchemy Properties	The submission claims Alchemy Properties possess a large land bank in and around Mitchelstown which is considered important to the long-term development of the town. It is claimed the current zoning framework for the town represents an over-provision of industrial lands reflecting the town's history of food-related business but this is no longer appropriate and the town needs to diversify its employment base and improve its service and retail functions. The submission presents an overview of all Alchemy lands within the Town and requests that they be considered for rezoning as part of the review of the LAP. This includes the following summary: It is claimed Site A at Cahir Hill has a stated area of 13.61ha and is currently zoned for industry. The southern portion of the site is brownfield and the northern portion is greenfield in nature. The submission claims the sites proximity to the town centre renders it suitable for commercial or retail uses. The submission states Site B on the Clonmel Road is currently used by Dairygold and adjoins a commercial area to the west and is bound to the north by a site designated for a town centre car park. This 1.05ha site is currently zoned as existing "Industry/Enterprise". It is stated Site C in New Town Square is a strategic site zoned Town Centre which is currently largely occupied by Supervalu. It is suggested the redevelopment of this site would be crucial to the creation of a renewed vitality in the town. The submission states Site D at Kildorrery North, west of the town centre is an area of largely undeveloped land measuring 25.64ha adjoining the Kildorrery Road to the south and is bound by the N8 distributor/relief road to the west. It is suggested that the given the oversupply of industrial lands in the town this site has potential for residential development, subject to an agreed masterplan. It is noted Site E west of the N8 Relief Road consists of a 4.67ha of undeveloped industrial land and provide an opportunity for an enterprise/service employment development in keeping with its location adjoining the relief road. The submission suggests that Site F at Kildorrery South	Part of site A & all of site B have been identified in the Outline Strategy document as opportunity sites and the range of uses appropriate to these sites will be considered in preparing the Draft Plan. Further residential lands are not required, as detailed in the Outline Strategy. Site E is removed from the town, on the far side of the relief road, and the appropriateness of retaining this site within the development boundary will be considered in preparing the Draft Plan.

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Mitchelstown	5,515	Mulcahy, Patrick & Miriam	consists of a 6.94ha area of unzoned land outside the development boundary but has the potential of facilitating residential development, continuing the established residential land use pattern in the area. The submission requests the retention of existing residential zoning objectives R-01 & R-11 which are within their ownership. It is claimed the applicants intend to develop these lands within the Plan period. The submission seeks to reinforce its suitability for residential development given its proximity to the town centre, it represents the only block of residential land north of the town, is adjacent to established residential areas, contains an attractive environment including mature trees, is served by existing services and does not have any development constraints. The submission requests that the density on these lands should not be restricted to medium density only and should allow flexibility to include options for low density development. The submission also seeks to retain the O-02 objective which allows for limited low density residential development and especially requests the retention of the option for small-scale development on these lands as the applicants wish to explore tourism-related business. The submission requests that consideration be given to identifying a new vehicular access to the R11 lands from the north as identified in Figure 1 in the attached map. The submission also proposes access to zoned lands via a new roundabout constructed on the old N8 rather than via an existing housing estate, as currently proposed. It is claimed that this new roundabout would form an attractive entrance to the town from the east, provide a clear physical break between town and country, calm traffic entering the town and enable servicing of lands north and south of the road in an efficient manner. It is suggested that the provision of a vehicular access on the northern side of lands identified would make it easier to develop attractive pedestrian and cycle facilities from this area to the town and would increase the scope of residential options available. The submission requests that additional land in Mitchelstown be zoned for industry and enterprise to the north-east of the town and east of the current I-01 site (outlined the attached map). It is claimed the proposed site is 14.7ha with 170m of frontage onto the old N8 and adjoins Mitchelstown Business Park to the east. The submission states Mitchelstown is strategically placed geographically to facilitate distribution and freight-type uses. Submission requests that the new LAP include an objective to provide a new roundabout on the old N8 / N73 to serve this proposed site and lands to the south zoned residential (the location is indicated on the attached map). It is suggested that this roundabout would replace a planned but not constructed roundabout at the entrance to Mitchelstown Business Park, would demarcate the eastern entrance to the town and would contribute to traffic management in the long term. It is claimed the proposal would not congest existing junctions, given its proximity to the M8; would form an extension to the existing built up area and would have minimum impact on the existing town centre.	Noted. There is an oversupply of residentially zoned land in Mitchelstown. The Draft Plan will consider the appropriateness of allowing some lower density development to provide for a greater choice of housing types within the town. Other issues raised will be considered in preparing the Draft Plan. The Draft Plan will consider the need to identify additional lands for industry and enterprise.

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			The submission suggests that the LAP should look at optimising employment opportunities in the town by identifying and encouraging the redevelopment of old factory sites; promoting diversification of the economic base including the provision of a range of serviced sites; facilitating new industry on greenfield sites and by framing new policies which take account of the amount of zoned land available for new industry is significantly less than 2005 and the next plan period is likely to be extended for a period of 10 years.	
Mitchelstown	5,614	Cork Co-Operative Marts Ltd (CCML)	The submission relates to the Mart site in Mitchelstown and seeks to promote the application of a more flexible "town centre" zoning objective in order to facilitate a combination of high order comparison and convenience goods. It is claimed the Mart site is a suitable, viable and available location for the future expansion of town centre uses. It is claimed the site is currently zoned "town centre" with restrictions limiting the retail element to a neighbourhood centre function and this is considered to compromise opportunities which could benefit the wider town. The submission claims there is a deficiency in modern comparison shopping facilities in the Town with significant leakage to Cork City, Clonmel, Limerick and Tipperary. The submission justifies the need to expand the existing "town centre" zoning on the site given the qualitative deficiencies in retail provision in the town; the need for the LAP to recognise the specific locational requirements of different retail operators; the continuing leakage of expenditure to the Cork City, Limerick & Clonmel and the lack of available or suitable alternative sites which would contribute to the town's role as a self sustaining County Town and adding to the retail quantum for the catchment.	The peripheral nature of this site is recognised in the current zoning which promotes the development of a neighbourhood centre, with a mix of small scale convenience retailing and residential, to serve nearby residential areas. Facilitating higher order retail uses at this location would raise a number of concerns.
Mitchelstown	5,644	Dairygold	Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. MITCHELSTOWN: The submission requests that Dairygold's plant at Castlefarm, Mitchelstown be retained within the development boundary and the range of uses permissible on site be expanded from "primarily industrial/enterprise" and "primarily open space/sports/recreation and amenity" to include "retail, commercial, business, office and mixed uses". It is suggested that the access road from the Kildorrery roundabout be continued to facilitate HGV access to the site so as to alleviate congestion through Kings Square. It is claimed the company will continue its plans to expand and upgrade its facility at Castlefarm on foot	The Castlefarm site is removed from the town centre and accessed via Kings Square. Rezoning the site as proposed would give rise to a number of concerns. The draft plan will look at options for improving access to the site and at changing the zoning on the western part of the site from industry / enterprise to agriculture to reflect its current use. In relation to the Cheese Plant site on the Clonmel Road, the need to reflect the retail activity on site in the zoning objective will be considered in preparing the Draft Plan. Union fields have not been identified and it is unclear where they are.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			of recent planning permission. The submission requests that consideration should be given to complimentary uses in site such as research and development, green economy and agri-science. The submission requests that the Dairygold Cheese Plant facility on the Clonmel Road, Mitchelstown retains its existing "primarily industrial/enterprise" land use zoning within the development boundary, expand the zoning objective for the site to reflect the retail use on site (Co-Op Superstore) and include the zoning of the Union Fields within an "industrial/enterprise" land use given its importance to the Clonmel Road and Castlefarm plants. (Union fields have not been identified on a map and it is unclear where they are.) (This submission is linked to 6,023, 6,024, 6,025 & 6,026)	
Mitchelstown	5,663	Cashman, John & Devaney, Michael & O'Sullivan, Philip	The submission requests that lands outside the development boundary to the south of Mitchelstown be zoned for a nursing home, residential, community and amenity uses. It claims the applicants have applied for permission for a nursing home with ancillary retirement homes on part of the land and have entered a contract with operators to run the facility pending the granting of permission. It states the lands are located north of the Inner Relief Road and within the natural boundaries of the town, adjacent to services.	This site is outside the development boundary. There is an oversupply of residential land within the town and the draft plan can consider the need to identify sites for nursing home development.
Mitchelstown	5,668	Mitchelstown Forum	The submission notes its concern regarding the large volume of industrially zoned land within the environs of Mitchelstown, most of which is in single ownership. It is requested that additional industrially zoned lands are required to aid the town expand the choice of sites available and help market the town to potential developers.	The Council will consider zoning additional lands for industry within the town to increase the available employment land within the town and offer a choice of sites for prospective employers.
Mitchelstown	5,704	Finn, James	The submission requests that a c. 33 acres area of land be zoned at Brigowen, Mulberry, Mitchelstown for medium density residential development. It is stated the site is suitable for development as there is a scarcity of suitably zoned residential land which is available in the town; the land is adjacent to the town centre within a few hundred yards of schools, churches etc and the topography lends itself to development. It is stated that should the land be zoned it is the intention of the landowner to cease farmyard activities which are considered too close to residential areas. It is stated it is also their intention to prepare a layout plan for any such zoned land which would be subject to the Council's approval. It is stated the opening of the M8 makes Mitchelstown an attractive place to live as it is within commuting distance of major employment centres. It is suggested that the modernisation of Dairygold's industrial structures should consolidate c. 1,000 jobs and it is understood other mechanisms should be explored to create jobs. It is stated this would create added demand for residential properties. It is stated RPIF plc. owners of Topaz petrol stations, is undertaking a strategic overview of its property portfolio nationally to inform a strategy for each	There is already an oversupply of residentially zoned land within the town. No further lands are required for this purpose. Submission noted.
Mitchelstown	5,732	Resource Property Investment		

Set Name	Sub No.	Interested Party Fund (RPIF)	Summary of Submission	Response
Rathcormack	5,093	Scannell, Gerrard (& Family)	location. It is stated the site of the existing Topaz service station on the Cork Road, Mitchelstown is zoned for commercial uses, in an area which has undergone significant change in recent years. The submission claims the intensification of uses in the vicinity, coupled with the opening of the Mitchelstown bypass has impacted upon the desirability of retaining a service station at the current location and highlights the opportunity to consider more employment intensive / employment generating uses in the site. The submission requests that the commercial zoning be retained at this location as a means of supporting a change of use to more employment generating uses. A request is made to zone lands at Bridgeland West, Rathcormack for low density housing. (The lands include the area currently zoned E-02 for community facilities and uses to support residential amenity and associated uses, and extend west to towards the sports ground.)	This will be examined as part of the LAP Review.
Rathcormack	5,526	Hegarty, Margaret	It is stated in the submission that the Local Area Plan maps do not show boundary changes which were registered in c. 2006. A map is included illustrating these changes. (The nature of the boundary changes being referred to is unclear but may relate to Land Registry.) The submission requests that the development boundary be realigned to the north to incorporate a new relief road and a variety of land uses including employment and residential uses. The submission puts forward 2 options for possible land-use provision north of the village. Option 1 of the submission includes a relief road which is claimed to link with existing lands zoned R-01, R-02, R-03 & E-01; the provision of an opportunity site which would facilitate a flexible employment use, light industry and enterprise, the provision of serviced sites and 2 areas of open space. Option 2 of the submission includes a relief road, opportunity site, light industry and enterprise, serviced sites and open space plus a special zoning - the objectives of which is not clarified. It is claimed the new relief road would make access safe to the already zoned primary school site and lands zoned R-03. It is stated the proposed relief road would also facilitate an existing vehicle sales and rental business in the vicinity which uses the limited village road network. It is claimed the proposal would support the Council's policy to develop local employment centres in villages such as Rathcormack. It is stated that Rathcormack does not have any formal Industry & Enterprise zoning and the population increase in the last 10 years now demands a need for such a zoning.	These lands are outside the development boundary. There is already significant capacity for further residential development within the boundary. The need to change the boundary to accommodate further residential / employment uses will be considered when preparing the draft plan.
Rathcormack	5,528	O'Driscoll, Cllr. Patrick	The submission states Rathcormack Village and the surrounding area has seen strong residential development over the past decade. It claims there are further sites zoned for residential use and several sites have permission for residential development. It is claimed the growth in population has put extra pressure on existing community facilities. It is requested that further lands be zoned or rezoned either within or outside the existing boundary for amenity/sports and civic/institutional purposes.	Noted. The Council will be exploring options for the provision of community and recreation uses within the village during the LAP Review process.
Rathcormack	5,792	O'Brien,	It is also requested that no further lands be zoned for residential use within the new Local Area Plan. The submission requests that lands zoned R-02 are re-	

Set Name	Sub No.	Interested Party	Summary of Submission	Response
n/a	5,015	Flavin, Tony	zoned from low density residential development. Two preferred options are presented. The first proposes re-zoning the land to medium density residential development including some retail and commercial. Option 2 looks at providing for commercial or retail warehousing on the site including a small town shopping centre. This submission questions why local authorities are outside the control of the county senior planner and despite having development plans and guidelines can do what they like. The submission proposes that local authorities and councillors should have no control what so ever as they are not qualified and they disregard the decisions of qualified people.	The contents of the submission are noted.
n/a	5,024	County Cork VEC	This submission welcomes the emphasis on the need for educational, sports and recreational facilities and considers the zoning of lands for these purposes as essential. Submission makes reference to the recent success in securing sites for schools in Bantry and Skibbereen where the CCVEC, Cork County Council and the Department of Education & Science collaborated. The submission identifies the need to zone sites for post-primary education in Carrigaline and Carrigtwohill and welcomes the opportunity to discuss this further.	The review of the LAP will include consideration of and provision for the educational requirements of each EA.
n/a	5,027	Bus Eireann	This submission highlights the improvements to bus services in the county in recent years and the commitment to continue this with the assistance of the Councils. The submission highlights the need to encourage modal shift in line with Government and local strategies and the key role infrastructure improvements play in achieving a positive whole trip experience. Key elements in ensuring modal shift are listed as follows; competitive and reliable journey times; range and scope of destinations; attractive frequency; and, convenience of use. Adequate bus priority measures and infrastructure (bus stops) as an integral part of the planning process are highlighted as essential. The submission welcomes the referral of planning applications of a certain scale to Bus Eireann for comment and highlights the following infrastructural items as being of importance to public transport provision - accessible, safe, comfortable, well lit, wheelchair accessible bus stops that can be accessed by people with disabilities; bus stops at schools should provide a safe environment to school children; maximise free-flow of traffic by adjusting parking and traffic systems; and consideration to allowing public transport use the hard shoulder when entering and existing towns. The submission also suggests that provision be made for overnight parking of buses for early morning departures in outlying towns. The submission is accompanied by recommended designs from the Quality Bus Network Project Office for Bus Stops suitable for Wheelchair Accessible Coaches.	The LAP review will take into consideration bus services availability and how the use of such services can be maximised.
n/a	5,068	Rossdale Enterprises Ltd	The submitter urges the Council to recognise the need for greater co-operation between the Council and Developing Companies. It acknowledges the clear vision of the strategy for development along the rail line and the investment made by developers to achieve this objective. The availability of infrastructure in Blackpool, Glounthaune, Carrigtwohill, Middleton and Cobh is referenced.	Further consideration will be given to the issues raised in preparing the draft plans.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
n/a	5,119	National Roads Authority	The submission requests that the area plans recognise a) the need to maximise the use of land along the rail line and limit development / zoning elsewhere, b) that minor deficiencies in infrastructure are challenges and not obstacles to development or zoning, c) the reduction in cashflow/ profit of developers in current market means they will no longer be able to carry cost of addressing these deficiencies and this should be considered when assessing zoning proposals, d) the prioritizing of Developing Areas like Carrigtwohill for investment by the DoEHLG, e) the need for the Council to identify infrastructure deficiencies and seek Departmental funding to address them and, f) the need to concentrate employment and residential development along the railway line in recognition of the investment already made in this area and to ensure optimal return on this investment. Submission states that primary function of NRA is to secure the provision of a safe and efficient network of national roads. National roads account for 6% of road network but carry 40% of traffic and 98% of freight traffic. The submission welcomes consultation on the ten Outline Strategy papers and requests that the following be considered: 1. Protection of Existing National Routes: The submission advises that local area policies should be adopted so as to avoid the undermining of the strategic transport function of existing national roads, by proposing measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework of providing an adequate local road infrastructure as advocated in the current Cork County Council Development Plan. The traffic generated from planned development should be quantified and addressed in the preparation of the local area plans, with appropriate planning strategies identified as to how such traffic/trip demand is to be catered for. All options in catering for trip demand should be addressed, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes, promoting good planning strategies and avoiding inappropriate development that negatively impacts on national roads. Council consider the impact (cumulative) that the development of the settlement plans could potentially have on the national road network. Strategic transport assessments are undertaken to inform land use and access proposals in preparing the plans and identifying development lands. The LAP should reflect and safeguard the strategic role of national roads and associated interchanges/junctions in catering for the safe and efficient movement of major inter urban and inter regional traffic. When zoning land regard should be had to the preferences outlined in the Retail Planning Guidelines. The policies outlined in the Sustainable Rural Housing Guidelines should also be taken account of. 2. National Road Projects. A list of such projects is provided in a table with the Electoral Areas which each scheme affects also indicated. Objectives, policies or rezonings should not compromise the road planning and route selection, alter the function of these roads or increase the cost of land. 3. Metropolitan Cork Area. The NRA recognises the strategic national importance of the development of	The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			the MCA as a gateway and supports priorities identified in the NDP and NSS. LAP needs to protect the carrying capacity of the existing and proposed national roads network. Submissions states that a number of LAP's in particular Blarney, Blarney-Kilbarry SLAP, Carrigaline, Midleton and Midleton SLAP fail to meet CDP objectives INF 3-1, 3-3 and 3-6. Local traffic should be catered for on local roads. 4.Park and Ride/Green Bus Routes. Supports the provision of public transport but notes that funding of public transport infrastructure such as park and ride and bus priority lanes are outside their normal remit and costs of such should be borne by local authority. 5.Development Contribution Schemes. If road improvements required as part of a development then such costs of road upgrades should be borne by the developer. 6.Noise. Planning applications should identify and implement noise mitigation measures where additional traffic generated breaches noise design goals on national routes. The submissions addresses issues within each of the 10 EA. The relevant details for the Fermoy Electoral Area is listed below: Fermoy EA LAP. Notes para. 3.1.13 and 3.1.43 of the Outline Strategy and request consultation with respect to any proposal in proximity to national roads and refers to section 6.3 of the CDP. Supports reference to NRA online service area under section 4.1.9. The submission advocates the general protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local roads i.e non national. Would welcome an opportunity to further discuss the issues raised in the submission.	
n/a	5,129	Irish Farmers Association (Cork)	The submission is made by Cork IFA and highlights the important role that agriculture and food production plays in Co Cork. The submission states that planning policy at national and local levels should support and reflect this important role. More specifically the submission states that: 1. Agriculture and food production is more progressive and efficient here in Cork than other counties, leading to job creation in food production and associated services, which is a major benefit to local people and the local economy. 2. The industry should be supported in every way by the authorities, particularly in terms of encouraging people into food production and agriculture generally. 3. REPs and other schemes have been beneficial for the community and economy. 4. Planning policy should support farm enterprise and the provision of the necessary farming facilities. 5. The provision of infrastructure and the maintenance of the network of rural roads will pay dividends to the rural economy Need to emphasise the importance of agriculture in the commercial and social life of County Cork. Need to maintain all existing services in rural areas such as	The LAP review will continue to support the key role of the agricultural industry in rural Ireland and make provision where possible for its continued development.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
n/a	5,277	Keane, Margaret C	post offices etc. Access and the transport of goods a key issue, the Bandon Bypass in its current form is too steep. Need to provide overtaking bays along main road where opportunities for overtaking are limited. Notes that last CDP dealt comprehensively with rural areas but this review should not ignore such areas. This submission raises a number of issues relating to the County as a whole 1) the rivers should be dredged yearly to help reduce the risk of flooding 2) All housing in rural areas should be low density 3) The sewerage and waste from key villages should be directed to the nearest town and have one treatment plant for each area. 4) Waste should not be allowed to enter rivers 5) In order to finance the preceding points water rates and rates should be charged for five years. 6) Finally, where possible there should be a white or yellow line along the kerb side of all secondary roads.	The flooding and infrastructure issues raised will be dealt with further in the draft LAP's.
n/a	5,281	Construction Industry Federation (Cork Branch)	(1) This submission stresses the increased imperative, in the current economic climate, of the Council working in partnership within the CIF in preparing the LAPs and for all parties to strive to promptly realise the plans once adopted. If the right plans, and all necessary infrastructure are put in place then a development upturn can be facilitated, assisting local and national economic growth. The LAP review process provides the Council with the opportunity to: a) demonstrate leadership, innovation and a sense of urgency in resolving current challenges, b) commit to a programme of focussed and prioritised infrastructural investment and to equitably embrace solutions which can be delivered by, or in partnership with, the construction industry; and c) embrace measures which simplify the increased quantum of plans/ masterplans, regulations and assessments required. (2) Submission continues to state that Council should provide clear zoning objectives and pursue alternative approaches to securing objectives, such as working closely with the construction sector, to provide infrastructure. The LAPs should be reviewed after 2 years to ensure they reflect demand and market conditions. (3) CIF continues to have concerns about the spatial distribution of zoned development land while it is accepted that overall, there is enough land to meet a 6 year LAP timeframe. Clarity needs to be brought to the issue of the time span of these LAP – 6 or 10 years as this has significant implications for the land supply required. (4) A number of specific measures have been identified would could help hasten more favourable development conditions: CASP & CASP UPDATE: The CIF is of the view that the dwelling output targets set for Cork City for the 2006-2020 period are unachievable and will constrain development within Metropolitan Cork. In addition the Departments Guidelines on Sustainable Residential Development in Urban Areas will serve to limit development in the smaller towns and villages thus limiting their ability to absorb additional development in the future. The County Metropolitan Area will need to accommodate additional growth and the County Development Plan should be amended to enable the LAPs to make adequate allowance for this. The disparity between CASP targets and estimated growth patterns are indicative of a number of issues which should be addressed by the LAPs: - a) the lack of zoned lands in preferred market locations, b) the lack of adequate road and service infrastructure, c) lack of emphasis on Market needs, d) lack of front	Noted. The issues raised will be given further consideration during the preparation of the draft LAP's

Set Name	Sub No.	Interested Party	Summary of Submission	Response
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loading of infrastructure provision and strong marketing campaigns for key target growth areas, and e) lack of effective implementation structure to drive forward the needs of the key target growth areas. CASP Update should be reviewed when 2011 census figures are available so that appropriate strategy adjustments can be pursued.

INFRASTRUCTURE: CIF supports the concept of targeted infrastructure investment, especially in areas where development of zoned land has been constrained for some time by lack of infrastructure e.g Mallow and Blarney which both have significant water supply constraints. Council should adopt a more aggressive approach in seeking necessary funds, tax designations etc. to progress the CASP strategy. Approach to infrastructure delivery needs to be overhauled and time frame for delivery shortened and a number of suggestions are given in this regard. Opportunities for PPPs to fund infrastructure need to be identified. Unrealistic for the Council to require future infrastructure provision to be the primary responsibility of developers – there needs to be an equitable balance between public and private sector funding.

PLANNING GAIN: two major planning gain policies have been introduced in the last 10 years - Part V requirements in relation to the provision of social and affordable housing and Councils Recreation and Amenity Policy requiring the provision of facilities within developments / payment of a contribution in lieu of provision. In addition development contributions have increased dramatically. The Planning Bill proposes further planning gain requirements in the form of schools, flood relief schemes and broadband provision. An 80% windfall tax is also proposed. Cumulative impact of all these measures is to stifle the recovery of the residential development market. Council should call for a national review of planning gain and undertake its own review and address issues within the LAPS where possible. Specifically the LAP's should acknowledge that many areas have limited or no demand for affordable housing and a reduced Part V obligation should apply in these areas – varying percentages to apply as appropriate to each area.

In relation to the Council's Recreation & Amenity Policy it is suggested that where there is a specific objective on a site for the provision of a specific amenity such as a playing pitch or a walk, this should be capable of being off set against the facilities required under the Recreation and Amenity Policy. At present no allowance is made for such objectives in calculating requirements under the Policy. Furthermore, the CIF is concerned that the Council is progressing this policy in advance of its own ability to effectively manage the additional estate management burden. The Council's insistence on the provision of facilities with easy maintenance, tarmac surfaces surrounded by fencing and limited or no play equipment can lower the residential amenity of many developments and is a retrograde step. LAP's should establish clear objectives to ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Policy even if this means a greater reliance on monetary contributions for the provision of off site facilities or more emphasis on 'casual play spaces' in line with Departmental

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			Guidelines on Sustainable Residential Development in Urban Areas. CRÈCHES : While acknowledging national guidelines on crèche provision it is felt that these result in an over provision of facilities and the standards of the Barcelona Agreement are more appropriate. Local Area Plans should reinforce the flexibility offered by the County Development Plan policy on crèche provision (.. normally be provided) by noting that if it is clearly established that there is no demand for an existing crèche, favourable consideration will be given to changing its use. MARKET CONSIDERATIONS: While development needs to be plan led, it is important that the planning process takes account of what the market requires and in many areas, for example, very high density developments will not be accepted by the market and density provisions need to be more flexible. In the majority of locations the market will not accept density greater than 10-12 units per acre and favours detached, semi detached and terraced housing. Apartment schemes have been of limited success in the city and have little prospect of being successful in the Satellite / Ring Towns or smaller outline towns and villages. Higher densities only work in urban locations or on special sites with a combination of beneficial factors such as good public and private transport access and views of water. Development of units for which there is no market demand is not socially or economically sustainable and LAP's need to critically review density requirements for all settlements and consider market needs in each area. ZONING / WINDFALL TAX: concerns about lack of information on how windfall tax is to be applied on "any change in zoning" and potential impact of any changes to the current zoning objectives in terms of liability for this tax e.g a change from stand alone industry to general industry. Council needs to have regard to the potential economic impact of amending zoning objectives and give consideration to maintaining the zoning provisions the 2005 LAPs as they are. SEA / HIA : concerned at impact of these Directives on the complexity of planning process and the status of long established zonings. Where environmental issues arise which result in the omission, part omission or amendment of existing zoned lands the CIF request that they are consulted in advance of the publication of the relevant draft plans. Clarification on timeframes for these processes is also sought. Document usability – Better linkages should be provided between the County Development Plan mapped objectives for the greenbelt, rural housing control zone and heritage objectives and the LAP documents. It should be evident from the LAP documents where controls / constraints apply without having to revert back to the County Development Plan documents.	
n/a	5,285	Birdwatch Ireland	Submission states that Cork harbour supports wetlands and wild bird species of local, national and international importance. The wetlands and the bird species they support provide significant public	The contents of the submission are noted and consideration will be given to addressing the issues raised as part of the preparation

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			benefits including amenity and recreation, flood protection, ecotourism as well as protection for priority wildlife habitats and species. The submission states that any proposal which adversely affects a site covered by the EU Habitats Directive and any decision making process must be subject to Appropriate Assessment. Concerned about impact of increased disturbance, loss of habitat or increased fragmentation of wetlands. Highlights the fact that the even small areas can be vital for the future of a species. Welcomes a strategic approach to all forms of development in coastal areas and the need for an ICZM approach. Need to consider regional and national port requirements. LAP process should be used to enhance and further protect the valuable wildlife assets of the harbour area so that the public benefits provided by this wildlife resource are protected for future generations and a truly sustainable approach to the future of Cork Harbour is adopted. The submission includes a summary of national and international obligations to protect wild bird interests in particular the Habitats and Birds Directives. The submission also includes a copy of "Protecting Irelands wild birds and their habitats- Why Birds Count- Policy and Advocacy Priorities" This document highlights the main areas of concern for wild bird conservation and provides a framework for developing policy relating to a wide range of areas of relevance to protecting wild bird species and their habitats. These include social and economic benefits, halting loss of biodiversity, network of protected areas, management and monitoring, sustainable management of land and sea, safeguarding our seas, protecting our wetlands, farming and wildlife, upgrading of uplands, providing wilder woods, dealing with climate change and delivering bird conservation.	of the draft LAP's
n/a	5,482	O'Flynn Construction	A list of birds on the "Red" and "Amber" endangered lists is included in a separate document. Permission was granted for a crèche facility as part of the Brightwater and Drakes Point development, however the crèche has remained vacant for 4 years despite serious efforts to secure an operator. This submission highlights the difficulties of the blanket application of the "Childcare Facilities Guidelines for Planning Authorities, June 2001". The submission states the LAP guidelines on child care provision are taken as requiring a crèche for every 75 dwellings. The submission states that in fact this should be treated as only a guideline. In some cases there is little demand for such facilities and it therefore does not make sense to provide them. Request that Council adopt a more flexible policy in relation to the provision of childcare, community and commercial facilities so that the relevant facilities can be provided within a particular area. The submission also includes a detailed proposal for a change of usage for a crèche facility in the Brightwater development in Crosshaven. The proposal makes the case for a combined crèche and primary care centre on the existing vacant crèche site.	The contents are noted. The policy issues raised relating to childcare provision are more appropriately dealt with in the County Development Plan. The site specific issues raised are considered a matter best dealt with by Development Management.
n/a	5,605	Crean, John	This submission suggests that the Council prepare a general zoning matrix in all Local Area Plans in order	Noted. The Council intend to review how zoning is applied and

Set Name	Sub No.	Interested Party	Summary of Submission	Response
n/a	5,712	Reynolds, Stan	to offer greater clarity to the Development Control function of the Council and An Bord Pleanála. The submission states that at present there are areas in the County where the limited suite of development zonings applied in the Local Area Plans lead to situations where certain small scale developments may be interpreted as non conforming. The submission acknowledges that while there are certain provisions in the County Development Plan that seek to address this issue (Objective LAP 3-1) in some manner this is insufficient and vague. The submission states that the inclusion of a matrix in the Cork LAP's would allow for general and specific local issues to be taken into account and invite the Council to consider preparing a Zoning Matrix for the definition of uses "Permitted in Principle", "Open for Consideration" or "Not Permitted" in various zones. This submission makes suggestions on improving the public utility of Cork Harbour for residents and tourists. In order to avail of the potential recreational opportunities offered by the harbour the public need safe means of access in the form of public slipways, public piers and public pontoonage. Almost all of the current infrastructure dates from the Victorian era, with the exception of more recent public facilities (pier and pontoon) provided in Crosshaven. Public access to the River Lee within the city is limited to ladders along the quay walls. It is suggested that Cork harbour be viewed as a public "commons" and that public access be provided. The review of the LAPs should make provision for the provision of publicly owned and operated marinas at a number of strategic locations around the harbour including Cork city centre, Passage West, Cobh, and Aghada etc. Pontoons could also be provided at smaller locations and have advantages from a safety perspective as well as facilitating older / less mobile members of society in physically accessing their boats. Such facilities would open up opportunities for city dwellers to use the river and harbour for recreation. Regulations and charges could be introduced to give preference to smaller boats with no engine /low horse power engines to encourage gentle pottering on the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching trailered boats are also required. Within the City a marina would also facilitate the Fire Brigade to station a small rescue boat on a pontoon with which to rescue people who fall into the river - at present the fire men have to enter the river as swimmers to rescue people. The provision of such facilities will improve access to the harbour and contribution to economic growth and job creation. It is further suggested that the number and density of boats moored upstream of Crosshaven could easily be quadrupled by switching to a mooring system based upon rows of timber piles, spaced 60m apart, as seen for example on the Hamble River in Hampshire. Submission continues to express concern that the Council continues to view Ringaskiddy as a suitable location for the relocation of the Port of Cork having regard to the fact that An Bord Pleanála has outlined several reasons why it is logistically and strategically unsuitable for such development. Opportunity should be taken with the LAP to delete references to Ringaskiddy being a suitable location for the relocation of the Port of Cork.	zoning definitions as part of the review process and further consideration will be given to the issues raised.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
	5,718	The Campaign for Sustainable Rural Housing	Finally submission includes some suggestions for developing tourism in the harbour - all the Napoleonic fortifications around the harbour should be restored and opened up to the public This submission consists of a copy of STRIVE Report Series No.44 "Sustainable Rural Development: Managing Housing in the Countryside" prepared for the EPA. The report addresses the question of housing development in rural areas. Central to this contentious debate is the concept of sustainability and its application to rural areas. Rural housing is a complex and multidimensional faceted public policy issue. A range of novel methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpins the report. Key Findings - Rural Ireland is not a homogeneous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences. - The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries. - Case studies found that rural housing and settlement was underpinned by fairly stable community (35.5% lived in their current dwelling for 20 years or more). Over half recent movers had moved from a more urban location. Over half that group were from a rural background. - Reasons for moving to rural area included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, importance of dwelling type. - Marked growth in the numbers of second homes concentrated in certain rural and coastal areas. Significant increase in the number of long term vacant dwellings in such areas. - Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings. - Scattered rural housing presents additional costs such as maintaining minor roads, supplying electricity, school transport and postal services. Costs are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits. - Some evidence that in-migration can encourage investment, however this appears more complex and less inevitable than sometimes presumed. - Local elected members are overwhelmingly proactive in relation to further rural housing. This view is framed in the context of sustainable communities, sustaining viable rural population levels and maintaining local services Report states that policy implications would include - Planning policy that reflects the diversity of rural Ireland - Need to develop integrated, holistic and multidimensional approaches to rural sustainable development. - Need to understand residential behaviour - need to move beyond development control to a more positive planning response.	

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			-Good design plays a key role in mitigating some of the visual and environmental impacts of rural housing. -Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public. - Need to identify new instruments which encourage the delivery of sustainable rural development. - Need improved data in relation to numbers, distribution uses and impacts of second homes. - Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society, supply-side issues and technological innovation in relation to improving environmental performance.	

Appendix B

Issues recorded at Fermoy Stakeholders Meeting (28/01/2010)

Attendance:

Michael O' Mahony, Construction Industry Federation (CIF)
Brid O' Sullivan, HSE
Jim Barrett, Muintir na Tire, Kilbrin
Andrew Hind, Senior Planner, Cork County Council
Patricia Griffin, Senior Executive Planner, Cork County Council
Karen O' Mahony, Executive Planner, Cork County Council

Community Facilities:

- Health service developing primary care units. Mitchelstown is well catered for but Fermoy is still without a primary care centre but one is planned. Look at health-proofing of plans. A health impact assessment was previously done in Doneraile & maybe a similar assessment could be applied to proposed new State prison in Kilworth.
- Sale of sports facilities in the village of Watergrasshill split the community. Material contravention procedures applied.

Land-use/Zoning Issues:

- Apartments in village of Watergrasshill considered inappropriate for scale of the village.
- Issues relating to zoning – there should be procedures in place for those with zoned land who do not want to sell.
- Villages should be prioritised in relation to the level of services available, especially schools.

Retail:

- Question whether retail warehousing is sustainable.

Employment:

- The Council's Enterprise and Economic Plan should feed into the LAP process.
- Loss of Dairygold in Mitchelstown is a huge loss.

