



Review of Local Area Plans West Cork MD

Briefing for Elected Members

Municipal District Meeting, Monday 2nd November 2015

Padraig Moore, Senior Executive Planner

Review of Local Area Plans



Overview

- Commencing the review of the LAPs adopted in 2011.
- This is the preliminary consultation phase.
- Senior Planner gave briefing at Development Committee 16th October – Role of LAPs, Role of Members, Legal Issues, Critical Issues etc.
- Today's briefing relates to the West Cork Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14th December.
- Document is not finalised yet – these are the emerging issues.

Review of Local Area Plans



Process / Timeline

Stage	Action	Time
Preliminary Stage This is the stage we are at now. 	<ul style="list-style-type: none"> ➤ Briefing of Elected Members at Development Committee. ➤ Brief Members of Planning Special Policy Committee. ➤ Briefing of Municipal District Committees. ➤ Publish Consultation Documents. ➤ Invite submissions and observations from the public and interested bodies. ➤ Present Chief Executive's report on Submissions Received to Municipal District Committees / Development Committee. 	September 2015 to March 2016
Draft Local Area Plan Stage	<ul style="list-style-type: none"> ➤ Prepare Proposed Draft Plans. ➤ Brief Members on Proposed Draft Plans. ➤ Commence Formal Public Consultation on Draft Plans. ➤ Invite submissions and observations from the public and interested bodies. ➤ Issue Chief Executives Report to Members. ➤ Members consider Chief Executive's Report. 	April 2016 to March 2017
Draft Local Area Plan Amendment Stage	<ul style="list-style-type: none"> ➤ Consider need to Amend plans ➤ Publication of Amendments as appropriate ➤ Commence Formal Public Consultation on Amendments ➤ Invite submissions and observations from the public and interested bodies ➤ Issue of Chief Executives Report to Members. ➤ Consideration of Issues by members and Adoption of Local Area Plans 	April 2017 to July 2017 Adopted Monday 24th July 2017.

West Cork Municipal District



West Cork Municipal District Local Area Plan 2017

The new West Cork Municipal District Local Area Plan 2017 will replace the

- Bantry Electoral Area Local Area Plan, 2011.
- Skibbereen Electoral Area Local Area Plan, 2011.
- Clonakilty Town Development Plan.
- Skibbereen Town Development Plan.

Legal issues to be resolved in relation to the Town Plans. At present the Town Plans remain valid until 2020. Legislation expected to allow them to be replaced by a LAP.

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Purpose of the Preliminary Consultation Documents

Highlight main areas of Change / Key Planning Issues	Identify the main planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.
Stimulate Debate	Act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important issues, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plans.
Proposed Change	<p><u>Suggests the main areas of change under consideration/proposed in the next Local Area Plans, relative to the current LAPs / Town Development Plans.</u></p> <p>Note: The process is ongoing, list of changes is not definitive</p>

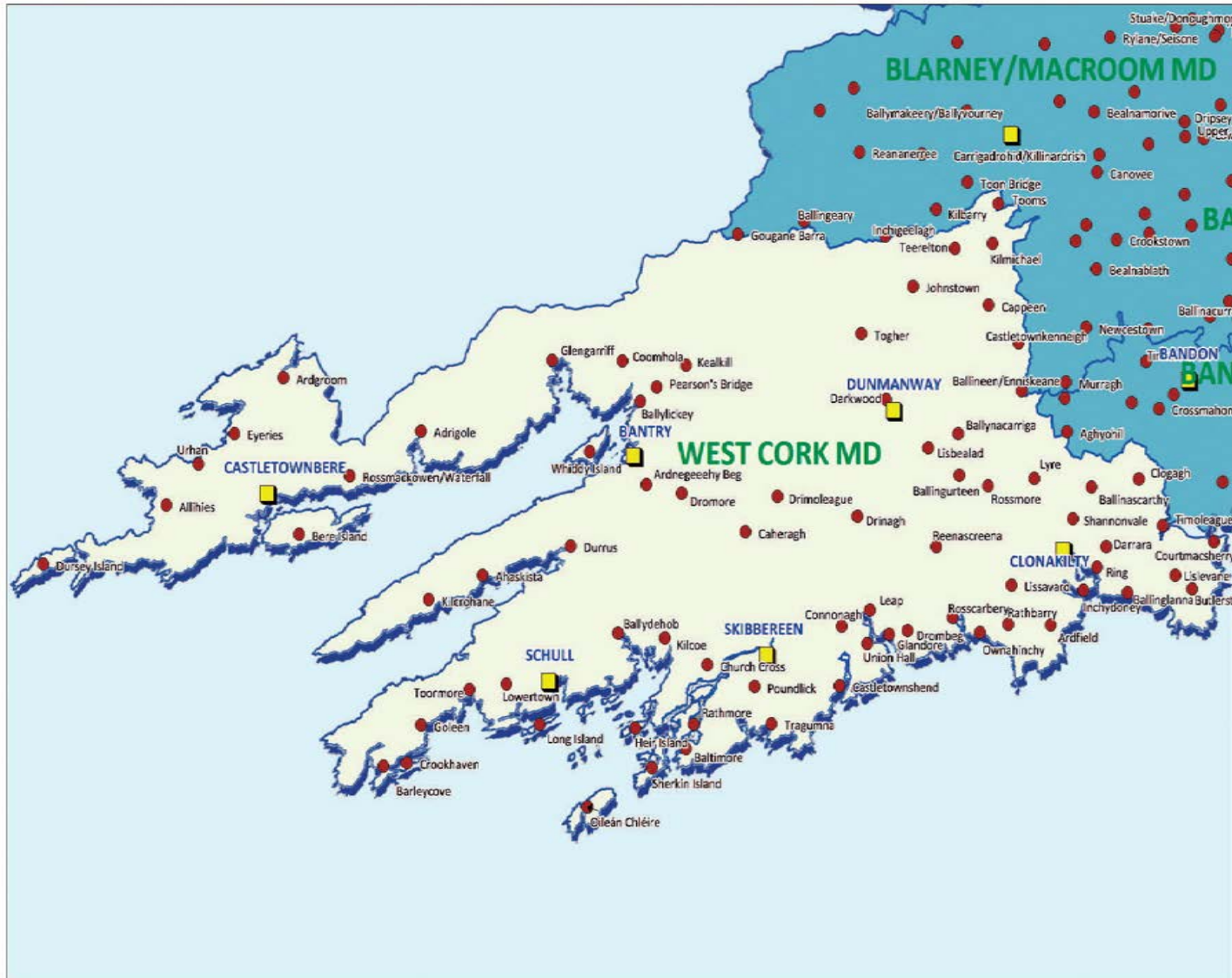


West Cork Municipal District

Table 2.1: Distribution of population within the West Cork Municipal District 2011			
Settlements	Estimated Population 2011	%	
Towns (6)	Bantry (3,348), Castletownbere (912), Clonakilty (4,721), Dunmanway (1,585), Schull (658) and Skibbereen (2,670)	13,894	25%
Key Villages (11)	Baltimore, Ballineen/Enniskeane, Ballydehob, Courtmacsherry, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery, Timoleague, Union Hall	10,793**	19%
West Cork Island Communities (7)*	Bere Island, Dursey Island, Heir Island, Long Island, Oilean Chleire, Sherkin Island, Whiddy Island		
Villages (28)	Allihies, Ardgroom, Castletownshend, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane, Shannonvale, Ahakista, Ardfield, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Castletownkenneigh, Clogagh, Kilmichael, Lissavard, Rathbarry (Castlefreke), Reenascreena, Ring, Rossmore, Teerelton		
Village Nuclei (18)	Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislebane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/Waterfall, Togher, Toomore, Urhan		
Other Locations (10)	Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney, Lisbealad, Ownahinchy, Poundlick, Tragumna		
Rural Areas**		31,843**	56%
Total Population		56,530	
* Rural Areas figure includes West Cork Island Communities population			
** Village and Rural Populations are estimated figures			



West Cork Municipal District



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Table 2.2: West Cork Municipal District

	-----Housing Requirement-----				-----Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Residential area zoned in LAP/TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bantry	3,348	5,484	1,241	69	103.85	1,393
Castletownbere	912	1,439	309	17	37.75	443
Clonakilty	4,721	7,218	1,500	83	94.53	1,600
Dunmanway	1,585	1,976	273	15	36.84	593
Schull	658	748	87	5	12.60	205
Skibbereen	2,670	3,035	332	18	75.33	1,300
Main Towns	13,894	19,900	3,741	208	360.90	5,534
Villages	10,793	14,867	2,531	--	--	1,944
Rural	31,843	28,713	623	--	--	--
Total Villages and Rural	42,636	43,581	3,155	--	--	1,944
Total Municipal District	56,530	63,481	6,896	208	360.90	7,478

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 153Ha

Source: Cork County Development Plan 2014 Volume One, Appendix B, Table B-13

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- Good supply of Employment Land

Location	Business(Ha)	Industrial(Ha)	Enterprise(Ha)
Bantry	52	13.7	-
Castletownbere	19.2	21.3	-
Clonakilty	10.9	8.0	11.5*
Dunmanway	10.3	6.9	-
Schull	6.9	1.0	-
Skibbereen	25.6	21	-
Total	124.9	71.9	11.5

*Clonakilty Enterprise Park located in Shannonvale Village.

Planning Strategy for West Cork MD



Water Services – West Cork MD Position*							
CDP Dev. Approach		IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (6)	Estates	3	3	0	1	5	0
Key village (11)	Estates/groups	1	10	0	3	8	0
Villages (28)	Groups/Individual	1	12	15	1	19	8
Village Nuclei (18)	Individual	Predominantly, new development on the basis of individual dwellings providing own water services					
Total (63)	Total (45)	5	25	15	5	32	8

* Provisional – subject to confirmation

Irish Water services in place with broadly adequate capacity for planned development
Irish Water services in place with limited or no spare water services capacity
No existing Irish Water Services

Review of Local Area Plans



	Normally Expected level of Water Services	Policy Approach
Towns and Key Villages	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure. For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

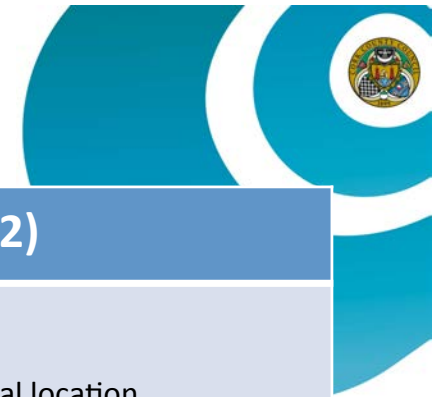
Review of Local Area Plans



Broad Approach

- Review of existing Local Area Plans / Town Development Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged
- Will look in more detail at Town Centres and how they can be strengthened / improved
- Need to align zoning approach in Town Plans with current Local Area Plans i.e. use of 'existing built up area' designation rather than existing land use zonings
- Proposals in villages to be largely the same, where possible. Retaining development boundaries. Scale of development envisaged will remain at 2011 levels in most cases.
- Water Services issues may affect the scale of future growth in the following **Villages**: Ahakista, Ardfield, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Lissavard, Rathbarry (Castlefreke), Ring, Rossmore, Teerelton and **Village Nuclei**: Adrigole, Caheragh, Coomhola, Dromore, Lowertown, Lyre, Pearson's Bridge, Rossmackowen/ Waterfall, Togher.
- At this stage of the process information on flood risk is the same as in the current LAP.

LAP Review – Clonakilty



	Main Issues for the Review of the LAP for Clonakilty (1 of 2)
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings. • Consider R-02, R-05 and R-06 (2011 EA LAP) sites in view of their which have a peripheral location. • Consider identifying alternative lands within the former Town Council area for Residential use.
Employment Land Supply	<ul style="list-style-type: none"> • Retain existing Employment land zonings • Consider returning lands (C-01, C-03, C-07 and C-08) to the “Existing Built Up Area”. • Consider identifying new land (possibly to the south-west of the town) for business/industrial use.
Town Centre/ Retail	<ul style="list-style-type: none"> • Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character. • Identify a Core Retail Area within the existing Town Centre. • Consider alternative uses for town centre expansion areas which were identified as being at risk of flooding. • Identification of possible area to the rear of Mardyke Street Co-op site as a possible location for the expansion of the town centre.

LAP Review – Clonakilty



	Main Issues for the Review of the LAP for Clonakilty (2 of 2)
Transport and Mobility	<ul style="list-style-type: none">• Consider how to address traffic congestion in the town centre by implementing a series of traffic management and improvement measures.• Consider how best to prioritise the provision of a relief road to the north of the town.
Flood Risk	<ul style="list-style-type: none">• Take account of the latest flood study.
Water Services Infrastructure	<ul style="list-style-type: none">• The upgrading of the water supply will assist the town in meeting its population targets.
Approaches to Zoning	<ul style="list-style-type: none">• The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.

LAP Review –Bantry



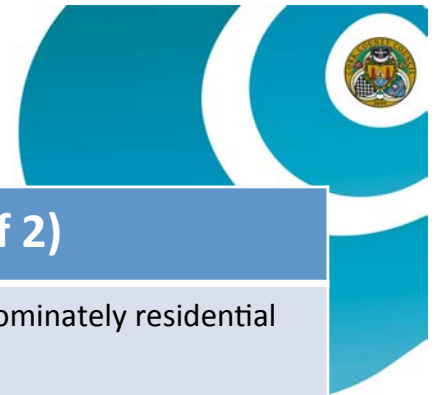
	Main Issues for the Review of the LAP for Bantry
Residential Land Supply	<ul style="list-style-type: none"> •Retain existing residential zonings. • Suggest incorporate the R-10 site within the X-01 Special Policy Area designation. • Consider what is the best land use approach to dealing with the lands currently designated X-01.
Employment Land Supply	<ul style="list-style-type: none"> •Retain existing employment zonings.
Town Centre	<ul style="list-style-type: none"> •Suggest no change to the extent of the existing Town Centre area. •Identify a Core Retail Area within the existing Town Centre.
Community Facilities/Green Infrastructure/ Tourism	<ul style="list-style-type: none"> •Suggest continued support the redevelopment of the Inner Harbour (X-02 site) for a mix of uses. •Consider how best to continue to recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the Region.
Transport and Mobility	<ul style="list-style-type: none"> •Suggest continued support for the provision of the relief road (U-05) to the east of the town. •Consider options to address traffic management issues to improve traffic circulation and alleviate traffic congestion in the town.
Water Services Infrastructure	<ul style="list-style-type: none"> •Consider how best to support the upgrading of the Bantry Water Supply which will be required in order for the town to meet its population targets. •Consider how best to support the upgrading of the Bantry WWTP which will be required in addition to upgrading of the sewer networks in order for the town to meet its population targets.
Flood Risk	<ul style="list-style-type: none"> •Take account of the latest flood study.

LAP Review – Skibbereen



Main Issues for the Review of the LAP for Skibbereen (1 of 2)	
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings except where otherwise indicated below. • Consider removing R-01 which will remain within the development boundary. • Consider changing residentially zoned land at risk of flooding R-07, R-12, R-19, R-25, and R-26 to “Existing Built Up Area” • Consider returning lands (R-08, R-11, R-13, R-21, R-22 and R-28) which are fully developed to “Existing built up area”. • Consider amalgamating R-20 and R-23 zonings and extend zoning to the south. • Consider extending R-18 zoning to the east. • Consider rezoning R-03 and R-04 for Business use.
Employment Land Supply	<ul style="list-style-type: none"> • Consider alternative uses for zoned employment land at risk of flooding (I-02, TCP 1, TCP 4, TCP 5, and TCP 6). • Consider reviewing the zoning of the B-01 site. • Consider returning lands (B-02 and TCP-7) which are fully developed to the existing built up area. • Consider rezoning TCP 2 (commercial use) and TCP 3 (Industry / Enterprise use) for business use.

LAP Review – Skibbereen



Main Issues for the Review of the LAP for Skibbereen (2 of 2)	
Town Centre/ Retail	<ul style="list-style-type: none"> •Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character. •Identify a Core Retail Area within the existing Town Centre. •Consider alternative uses town centre expansion areas were identified as being at risk of flooding. •Identification of possible area to the rear of Mardyke Street Co-op site as a possible location for the expansion of the town centre.
Transport and Mobility	<ul style="list-style-type: none"> •Address traffic congestion in the town centre by implementing a series of traffic management and improvement measures including prioritising the completion of the relief road to the east of the town in order to improve the public realm, promote a more pedestrian orientated town centre and to deliver a higher quality streetscape and town centre retail environment.
Water Services Infrastructure	<ul style="list-style-type: none"> •The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land. There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites.
Flood Risk	<ul style="list-style-type: none"> •Take account of the latest flood study.
Approaches to Zoning	<ul style="list-style-type: none"> • The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.
General	<ul style="list-style-type: none"> •Consider incorporating lands currently zoned for agricultural use to the west of the town into the Skibbereen Town Greenbelt with appropriate parts included within the “Existing Built Up Area”.

LAP Review – Dunmanway



	Main Issues for the Review of the LAP for Dunmanway
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings. • Suggest that R-12 zoning be changed and the lands returned to the town green belt as the lands are shown to be significantly affected by flood risk.
Employment Land Supply	<ul style="list-style-type: none"> • Retain existing employment lands . • Consider changing zoning of B-02 which is at risk of flooding to Existing Built Up Area. • Consider indentifying new employment lands to provide opportunities to the south-east of the town.
Town Centre/ Retail	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area. • Consider the need to identify edge of town centre opportunity sites for town centre expansion. • Identify a Core Retail Area within the existing Town Centre.
Transport and Mobility	<ul style="list-style-type: none"> • Consider proposals for a relief road to the north of the town. • Consider proposals to address traffic congestion in the town centre by implementing traffic management measures and revised parking arrangements in the short-term.
Water Services Infrastructure	<ul style="list-style-type: none"> • Consider how best to ensure that the upgrading of the Dunmanway Water Supply and Waste Water sewer network is carried out in order for the town to meet its population targets. • Consider how best to resolve the issue of the Dunmanway WWTP discharging into the Bandon SAC to ensure that development is not delayed.
Flood Risk	<ul style="list-style-type: none"> • Take account of the latest flood study.

LAP Review –Castletownbere



	Main Issues for the Review of the LAP for Castletownbere
Residential Land supply	<ul style="list-style-type: none"> •Retain existing residential zonings.
Employment Land Supply	<ul style="list-style-type: none"> •Retain existing employment zonings.
Town Centre/ Retail	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area. • Identify a Core Retail Area within the existing Town Centre.
Transport and Mobility	<ul style="list-style-type: none"> •Continue to support the provision of the relief road (U-03) to the north of the town. • Consider measures to improve access/parking at the island ferry terminal for residents and tourist related traffic.
Flood Risk	<ul style="list-style-type: none"> •Take account of the latest flood study.
Water Services Infrastructure	<ul style="list-style-type: none"> • The provision of a waste water treatment plant and the upgrading of the Castletownbere water supply will be required in addition to the provision of sewer collection network in order for the town to meet its population targets.

LAP Review –Schull



	Main Issues for the Review of the LAP for Schull
Residential Land Supply	<ul style="list-style-type: none">•Proposed to retain existing residential zonings.
Employment Land Supply	<ul style="list-style-type: none">•No changes proposed to existing employment zonings.
Town Centre/ Retail	<ul style="list-style-type: none">•Suggest no change to the extent of the existing Town Centre area.•Identify a Core Retail Area within the existing Town Centre.
Traffic and Mobility	<ul style="list-style-type: none">• Support implementation of traffic management measures and revised parking and arrangements in the short-term and by prioritising the northern relief road in order to improve the public realm to deliver a higher quality streetscape and town centre retail environment.
Water Services Infrastructure	<ul style="list-style-type: none">•The upgrading of the Water Supply to Schull will be required in order for the town to meet its population targets.
Flood Risk	<ul style="list-style-type: none">•Take account of the latest flood study.



Next Steps

Non Statutory Public Consultation Process

- Issues raised by Members at today's briefing
- Publish Municipal District Preliminary Consultation Document on 14 December 2015.
- Public Consultation period runs from Monday 14th December 2015 – Monday 25th January 2016.
- Prepare Chief Executives Report to summarise submissions received, issues raised therein and recommendations on matters to be included in the Draft LAP. Report to be issued to Members for their consideration in March 2016.
- MD's (by resolution) can ask Chief Exec to include additional matters.
- Chief Exec to supply a response to any MD resolutions.
- Commence preparation of the Draft Local Area Plans.