

County Manager's Report to Members

Under Section 12 (8) of the Planning
and Development Act 2000

Volume 1- Part A Main Report

Main Issues Raised on the Proposed Amendments to the Draft County Development Plan 2007

Document Verification
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Introduction

1.1.1 The issue of the County Manager's Report under section 12(8) of the Planning and Development Acts marks the commencement of the final stage in the statutory process of reviewing the current County Development Plan so that a new plan will come into effect early in 2009. This report sets out the County Manager's response and recommendation with regard to the issues raised in submissions and observations received in relation to the Proposed Amendments to the Draft County Development Plan issued for public consultation on 29th August 2008

1.1.2 The report is set out in three volumes as follows:

Volume 1 - Main Report

Part A – Main Issues Raised on the Proposed Amendments to the Draft County Development Plan (excluding Annaghmore and Record of Protected Structures)

Part B – Main Issues Raised on the Proposed Amendments to the Draft County Development Plan to Give Effect to the Development of a New Settlement at Annaghmore

Part C - Main Issues Raised on the Proposed Amendments to the Draft County Development Plan in relation to the Proposed Amendments to the Draft Record of Protected Structures

Part D – Additional Non-material Changes Recommended by the County Manager as a result of the Appropriate Assessment of the Draft plan and Proposed Amendments

Volume 2 – Appendices A – C

Appendix A – Assessment and Response to the issues raised by the Environmental Protection Agency with regard to the Strategic Environmental Assessment of the Proposed Amendments

Appendix B – 'Appropriate Assessment' of the Draft Plan and the Proposed Amendments regarding the Birds Directive 79/409/EEC and the Habitats Directive 92/43/EEC

Appendix C - Supplementary Manager's Report under section 12(4) on proposals for a New Settlement at Annaghmore (Issued 5th August 2008)

Volume 3 – Appendix D - Summaries of Submissions Received

- 1) General Submissions Relating to the Proposed Amendment
- 2) Submissions Relating Solely to the Proposal for a New Settlement at Annaghmore
- 3) Submissions Relating Solely to the Proposed Amendments to the Draft Record of Protected Structures
- 4) Submissions not Considered Relevant to the Proposed Amendment

Background to the Report

1.1.3 The Elected Members of the Council will remember that this process began on 12th January 2007 with the publication of a formal notice announcing the Council's intention to review the County Development Plan 2003 and drawing attention to an issues document prepared to stimulate debate with the public and other stakeholders on the choices that the County faced in preparing a new Development Plan that would remain in force from 2009 to 2014.

1.1.4 The initiation of the process on 12th January 2007 was followed by 8-weeks of consultation with the public. A total of 967 submissions were received from the public during the consultation period. These were summarised in the County Manager's Report prepared under section 11 of the Planning and Development Acts. After consideration by the Elected Members of the Council the Draft Development Plan was prepared and presented to the Elected members of the Council in October 2007. After appropriate consideration, the Draft County Development Plan was issued for a 10-week period of public consultation on 14th December 2007.

1.1.5 Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in County Hall, Mallow, Bantry, Clonakilty and Midleton. About 500 people attended these events and had an opportunity to speak to directly to staff from the Planning Policy Unit.

1.1.6 In all, 467 submissions and observations were received on the Draft Plan during the statutory consultation period. These were summarised and presented to the Elected Members of the Council in the Manager's Report prepared under section 12(4) of the Planning and Development Acts issued in May 2008. After appropriate consideration, the proposed amendments to the Draft County Development Plan, that are the subject of this report, were issued for a 4-week period of public consultation.

Challenges

1.1.7 The preparation of this County Development Plan has faced a number of significant challenges in terms of both the procedures that have been adopted at the various stages of making the plan and in relation to the formulation of appropriate policies and objectives. Of major significance was the publication by the Department for the Environment Heritage and Local Government of new population targets for the South West Region in February 2007. This major change at national level made necessary the updating of the following regional and sub-regional policy documents before they could be included in the emerging County Development Plan:

The Cork Area Strategic Plan

The Joint Housing Strategy

The Joint Retail Strategy

1.1.8 Because the new population targets were not published until after the commencement of the preparation of this plan, it was impossible to include the results of the update/reviews of the regional and sub regional policies in the draft plan prior to the main period of public consultation that began on 14th December 2007. However, all the regional and sub-regional policy documents that were subject to review were made the subject of independent public consultation exercises before being finalised so that the inclusion of their conclusions in the proposed amendments to the plan would not be the first and only occasion on which they were exposed to public scrutiny.

1.1.9 This is also the first County Development Plan for Cork that has been subjected to Strategic Environmental Assessment. A detailed environmental report was prepared in relation to the draft plan and made available to the public during the public consultation period. The report and any observations made were taken into account in the formulation of the proposed amendments to the plan and those amendments themselves were made the subject of a further environmental report that has also been made available to the public so that the environmental effects of the policies and objectives of the plan can be fully taken into account when the plan is finally adopted. When the adopted plan is published an Environment Statement will be published at the same time showing how the issues raised in the Environmental reports were reflected in the final form of the plan.

1.1.10 Almost mid-way through the preparation of the plan the Department for the Environment Heritage and Local Government issued guidelines to local authorities requiring them to carry out 'Appropriate Assessment' of all future land use plans on foot of the Birds Directive and the Habitats Directive issued by the EU. The guidelines indicated that it was the Governments wish that the requirement should extend to plans already in the course of preparation as well as to plans where preparation had not begun.

Accordingly both the Draft Plan and the Proposed Amendments have been made the subject of a single 'Appropriate Assessment' and, although it has not been possible to make this available for public consultation, it is included in this Manager's report so that any issues arising can be addressed before the plan is made.

The Next Steps

1.1.2 Under the Planning and Development Acts, the powers available to Elected Members to make further modifications to the plan, at this stage in the plan making procedure, are limited. So far as the submissions made by the public and others are

concerned, only those issues that relate to the proposed amendments to the plan can be taken into account at this stage. Accordingly, section 4 of Appendix D in Volume 3 of this report includes summaries of the submissions received where the issues raised do not, in themselves, relate to the proposed amendment. These submissions do not feature in the Main Report set out in volume 1.

1.1.13 The Planning and Development Acts and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 restrict the elected Members of the Council to considering only the following matters in the making of a Development Plan.

1.1.14 These matters are as follows:

- The proper planning and sustainable development of the area;
- The statutory obligations of any Local Authority in the area to which the development plan relates;
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government;
- The Environmental Report (SEA);
- The Appropriate Assessment of the Plan in relation to the Habitats Directive (92/43/EEC) and the Birds Directive (79/409/EEC)
- Submissions or observations made to the Local Authority under Section 12(1) and 12(7) of the Planning and Development Acts (Submissions by the public, the Minister and the statutory bodies);
- Any trans-boundary environmental effects.

1.1.15 The following sections of this report set out the formal guidance of the County Manager to the Elected Members of the Council on the manner in which these considerations should be taken into account in the making of this County Development Plan.

Index of Changes Proposed

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 1.1	Revised text in relation to Planning for Growth	Accept	22
Proposed change no. 2.1	Revised text in relation to National & Regional Strategy	Accept	24
Proposed change no. 2.2	Revised text in relation to Population and Household Targets	Accept	29
Proposed change no. 2.3	New text and updated population tables in relation to Overall Economic Strategy	Modify	32
Proposed change no. 2.4	Insert a revised Table 2.5 CASP Ring Strategic Planning Area Population 2006-2020	See Part B	38
Proposed change no. 2.5	Insert a new paragraph after paragraph 2.3.20 explaining the aims of the proposed new settlement at Annaghmore	See Part B	40
Proposed change no. 2.6	Include Additional Text in paragraph 2.3.21 to include additional goal relating to Annaghmore	See Part B	42
Proposed change no. 2.7	Proposed change to Draft Plan, Para. 2.3.37	Accept	44
Proposed change no. 2.8	Proposed Changes to Population Targets for Bantry, Castletownbere and Schull	Accept	46
Proposed change no. 2.9	Amend Figure 2.2: Strategic Planning Areas	See Part B	48
Proposed change no. 2.10	Amend Figure 2.3: Cork County Strategic Diagram	See Part B	50
Proposed change no. 3.1	Additional text arising out of Draft Sustainable Residential Development in Urban Areas Guidelines	Modify	54
Proposed change no. 3.2	Proposed additional text on 'Bhailes'	Accept	59

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 3.3	Proposed additional updated text (CASP Update)	See Part B	60
Proposed change no. 3.4	Proposed additional text to include reference to layout and design and Update 'Other locations' text	Accept	61
Proposed change no. 3.5	Proposed changes to Ballincollig	Modify	64
Proposed change no. 3.6	Proposed changes to Bandon	Modify	67
Proposed change no. 3.7	Proposed changes to Bantry	Modify	70
Proposed change no. 3.8	Proposed changes to Blarney	Accept	74
Proposed change no. 3.9	Proposed changes to Buttevant	Modify	77
Proposed change no. 3.10	Proposed changes to Carrigaline	Modify	79
Proposed change no. 3.11	Proposed changes to Carrigtwohill	Accept	82
Proposed change no. 3.12	Proposed changes to Castletownbere	Modify	84
Proposed change no. 3.13	Proposed changes to Charleville	Accept	86
Proposed change no. 3.14	Proposed changes to Clonakilty	Accept	88
Proposed change no. 3.15	Proposed changes to Cork City South Environs – Cork International Airport	Modify	90
Proposed change no. 3.16	Proposed changes to Cork City South Environs	Modify	91
Proposed change no. 3.17	Proposed changes to Curraheen	Accept	94
Proposed change no. 3.18	Proposed changes to Cork City North Environs (1)	Modify	96
Proposed change no. 3.19	Proposed changes to Cork City – North Environs (2)	Accept	98
Proposed change no. 3.20	Proposed changes to Cobh	Modify	101
Proposed change no. 3.21	Proposed changes to Dunmanway	Accept	104

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 3.22	Proposed changes to Fermoy	Modify	106
Proposed change no. 3.23	Proposed changes to Glanmire	Modify	109
Proposed change no. 3.24	Proposed changes to Kanturk	Modify	112
Proposed change no. 3.25	Proposed changes to Kinsale	Accept	114
Proposed change no. 3.26	Proposed changes to Little Island	Accept	116
Proposed change no. 3.27	Proposed changes to Macroom	Modify	118
Proposed change no. 3.28	Proposed changes to Mallow	Accept	120
Proposed change no. 3.29	Proposed changes to Midleton	Accept	123
Proposed change no. 3.30	Proposed changes to Millstreet	Accept	125
Proposed change no. 3.31	Proposed changes to Mitchelstown	Accept	127
Proposed change no. 3.32	Proposed changes to Monard	Modify	129
Proposed change no. 3.33	Proposed changes to Newmarket	Accept	132
Proposed change no. 3.34	Proposed changes to Passage West	Accept	134
Proposed change no. 3.35	Proposed changes to Ringaskiddy	Modify	136
Proposed change no. 3.36	Proposed changes to Schull	Accept	138
Proposed change no. 3.37	Proposed changes to Skibbereen	Accept	140
Proposed change no. 3.38	Proposed changes to Tower	Accept	142
Proposed change no. 3.39	Proposed changes to Youghal	Accept	144
Proposed change no. 3.40	Amend Table 3.1: 'Strategic Planning Areas in County Cork' to include Annaghmore in the list of	Accept	146

Reference Number	Change	Recommended Action	Page Number
	settlements.		
Proposed change no. 3.41	Amend paragraph 3.3.5 to include Annaghmore as a Ring Town	Accept	148
Proposed change no. 3.42	Amend section 3.3 to include Annaghmore as a Ring Town	Accept	150
Proposed change no. 4.1	Amend text of paragraph 4.1.8 to make reference to the appropriate layout of developments in villages	Accept	154
Proposed change no. 4.2	Amend paragraph 4.3.3 to make reference to the main findings of the analysis on rural housing.	Accept	155
Proposed change no. 4.3	Amend text of Section 4.4 to make reference to the main findings of the analysis on rural housing and CASP Update Strategy.	Accept	157
Proposed change no. 4.4	Additional text to section 4.6 in relation to Rural Housing Policies	Accept	159
Proposed change no. 4.5	Amend paragraph 4.6.4 to refer to Updated CASP strategy.	Accept	161
Proposed change no. 4.6	Revised text to paragraphs 4.8.5 and 4.8.6 to refer to correct greenbelt objectives.	Accept	163
Proposed change no. 4.7	Amend objective RCI 2-4 to include additional text on the Categories of persons eligible for consideration and to refer to proper planning and sustainable development considerations.	Accept	165
Proposed change no. 4.8	Amend objective RCI 2-5 to include additional text to refer to proper planning and sustainable development considerations.	Accept	167
Proposed change no. 4.9	Amend objective RCI 2-6 to include additional text to refer to proper planning and sustainable development considerations.	Accept	169
Proposed change no. 4.10	Amend paragraphs 4.8.9 and 4.8.10 to include Additional text on the GB 1-1 and GB 1-2 designations.	Accept	171
Proposed change no. 4.11	Revised text to objective RCI 2-13 and paragraph 4.9.3 to refer to correct objective.	Accept	173

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 4.12	Amend text of objective RCI 2-14 to make reference to the metropolitan green belt and proper planning and sustainable development considerations	Accept	175
Proposed change no. 4.13	Amend text of Section 4.10 - Scenic and Coastal Areas policy	Accept	177
Proposed change no. 4.14	Amend paragraph 4.11.2 to refer to correct objective and remove reference to Scenic Areas.	Accept	180
Proposed change no. 4.15	Amend text of paragraph 4.11.4 and objective RCI 2-16 relating to the use of occupancy conditions.	Accept	182
Proposed change no. 4.16	Additional Text in Section 4.14	Accept	184
Proposed change no. 4.17	Remove paragraphs 8.14.16 – 8.14.18 and Objective HOU 14-15 from Chapter 8 and include the amended text in a new Section before Section 4.15.	Modify	186
Proposed change no. 4.18	Remove paragraphs 6.3.19, 6.3.20 and objective INF 3-17 from Chapter 6 and include these in a new section before section 4.15 of Chapter 4.	Accept	190
Proposed change no. 4.19	Remove paragraphs 8.14.19 – 8.14.20 from Chapter 8 and include the amended text after paragraph 4.15.1.	Accept	192
Proposed change no. 4.20	Amend text of paragraphs 4.15.6 and replace with additional text relating to the IMCORE project.	Accept	194
Proposed change no. 4.21	Amend Section 4.15 to include additional text to refer to Blue Flag beaches and designated bathing areas	Modify	195
Proposed change no. 4.22	Amend Section 4.15 to include an additional objective to refer to designated bathing areas	Accept	197
Proposed change no. 4.23	Remove objective HOU 14-16 from Chapter 8 and include this objective in the coastal areas section (4.15) of chapter 4	Accept	199
Proposed change no. 4.24	Amend text of paragraph 4.16.3 to refer to IMCORE project and Cork Harbour Study	Accept	201

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 4.25	Amend text of objective RCI 2-27 to refer to Sustainable development	Accept	202
Proposed change no. 4.26	Amend paragraph 4.17.2 and objective RCI 2-28 to include additional text relating to the review of the West Cork Islands Study.	Accept	204
Proposed change no. 4.27	Amend paragraph 4.17.3 and include additional text and a new objective in section 4.17 relating to the Bere Island Conservation Plan.	Accept	206
Proposed change no. 5.1	Amend chapter 5 to include additional principle which ensures that the future economic growth of the county will be supported by a sustainable transportation network.	Accept	210
Proposed change no. 5.2	Amend section 5.1 to include wording from the CASP update on the key economic development policies	Accept	212
Proposed change no. 5.3	Amend objectives ECON 1-1 to include wording from the CASP Update	Modify	214
Proposed change no. 5.4	Delete paragraph 5.2.4 and replace it with new paragraph on CASP Update	Accept	216
Proposed change no. 5.5	Delete paragraph 5.2.5. And 5.2.6 including table 5.1 and replace with additional text and tables on future job growth and employment land requirements	Accept	218
Proposed change no. 5.6	Amend objective ECON 2-1 by the insertion of an additional paragraph on economic investment in the bio pharma sectors and traded services	Accept	221
Proposed change no. 5.7	Amend section 5.2.14 to include additional text relating to Ringaskiddy	Modify	222
Proposed change no. 5.8	Amend section 5.2.16 to include additional text relating to Little Island	Modify	224
Proposed change no. 5.9	Insert new paragraph after section 5.2.18 on future employment	Accept	226

Reference Number	Change	Recommended Action	Page Number
	growth and insert new table		
Proposed change no. 5.10	Include additional text in section 5.2.20 on the growth of the services economy in the rail corridor areas	Accept	228
Proposed change no. 5.11	Amend paragraph 5.3.7 (land use and economic development) to include changes relating to industrial development in rural areas and include new objective	Modify	230
Proposed change no. 5.12	Amend section 5.3.3 to include additional text on business parks	Accept	233
Proposed change no. 5.13	Amend section 5.4 to include retail strategy and make changes to the existing structure of this section	Accept	235
Proposed change no. 5.14	Amend section 5.5 (rural economic development) to give guidance on the scale and type of employment development which could be located in small towns and villages	Accept	251
Proposed change no. 5.15	Amend section 5.5 to include additional objectives relating to rural economic development	Accept	253
Proposed change no. 5.16	Amend section 5.5.31 to include additional information on the extractive industry	Accept	255
Proposed change no. 5.17	Amend section 5.5.25 to include additional information on the extractive industry	Accept	256
Proposed change no. 5.18	Amend section 5.6 (sustainable tourism) by deleting definition of sustainable tourism	Accept	258
Proposed change no. 5.19	Amend section 5.6.4 to acknowledge the importance of lakes rivers and forests as economic resources for tourism	Accept	260
Proposed change no. 5.20	Amend section 5.6 (sustainable tourism) to include references to areas of special scenic landscape	Accept	262
Proposed change no. 5.21	Amend section 5.6.7 (sustainable tourism) to include additional information on principle tourist attractions	Modify	264

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 5.22	Amend section 5.6 (sustainable tourism) to include references to areas of special scenic landscape	Accept	266
Proposed change no. 5.23	Include additional text in section 5.6 on the provision of tourism related signage on national routes and within main settlements	Accept	268
Proposed change no. 5.24	Include new text on golf tourism in objective ECON 6-8	Modify	270
Proposed change no. 5.25	Include additional text in section 5.6 and an additional objective in econ 6-9 on the provision of individual holiday homes	Accept	272
Proposed change no. 5.26	Amend Paragraph 5.6.19 to include Bed and breakfast accommodation	Accept	274
Proposed change no. 5.27	Proposed Change to objective ECON 6-5	Accept	275
Proposed change no. 5.28	Proposed Change to objective ECON 5-2	Accept	277
Proposed change no. 5.29	Proposed Change to objective ECON 6-7	Accept	279
Proposed change no. 6.1	Amend Section 6.1 to include additional text on transportation Strategy as outlined in CASP Update 2008	Accept	282
Proposed change no. 6.2	Amend Objective INF 1-2 to include an additional objective facilitating the creation of an integrated transport system, as outlined in CASP Update 2008.	Accept	285
Proposed change no. 6.3	Amend Objective INF 1-3 to refer to proper planning and sustainable development	Accept	287
Proposed change no. 6.4	Amend paragraph 6.2.5, 6.2.6 and Objective INF 2-2 to refer to Atlantic Gateways	Accept	289
Proposed change no. 6.5	Remove Paragraph 6.2.16 and replace with additional text on revised population targets.	Accept	290
Proposed change no. 6.6	Amend Objective INF 2-7 to refer to proper planning and sustainable development	Accept	291

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 6.7	Remove paragraph 6.2.18 and replace with additional text on the bus network.	Accept	293
Proposed change no. 6.8	Amend paragraph 6.2.20 to include additional text on the Green Routes	Accept	295
Proposed change no. 6.9	Replace paragraph 6.2.21 and replace with additional text on rapid transit corridors.	Modify	297
Proposed change no. 6.10	Remove paragraph 6.2.22 and replace with additional text on the Park and Ride Network.	Accept	299
Proposed change no. 6.11	Amend paragraph 6.3.4 to include committed road infrastructure improvements.	Accept	301
Proposed change no. 6.12	Amend paragraph 6.3.5 to include additional text on the role of national routes in meeting locally generated traffic.	Modify	302
Proposed change no. 6.13	Amend Paragraph 6.3.10 to include additional text on the provision of service areas.	Accept	304
Proposed change no. 6.14	Amend Objective INF 3-3 to include the following routes on the National Roads Priority List.	Accept	306
Proposed change no. 6.15	Amend Objective INF 3-8 to make reference to Transport and Traffic Assessments.	Accept	308
Proposed change no. 6.16	Amend Objective INF 3-10 to include additional routes on the Strategic Non-National road improvements list.	Accept	310
Proposed change no. 6.17	Amend paragraph 6.3.13 to include an additional text on appropriate roads infrastructure serving new developments.	Accept	312
Proposed change no. 6.18	Amend paragraph 6.3.15 to include additional text on Transport and Traffic Assessments.	Accept	314
Proposed change no. 6.19	Amend Objective INF 3-13 to include additional text on Transport and Traffic Assessments.	Accept	316
Proposed change no. 6.20	Amend Objective INF 3-14 to outline the role of Mobility Management Plans	Accept	318

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 6.21	Replace paragraph 6.3.17 with additional text outlining parking policy, include new Objectives on parking policy and identify parking standards	Accept	320
Proposed change no. 6.22	Amend Paragraph 6.3.18 on Cyclists, Pedestrians and Rights of Way	Accept	324
Proposed change no. 6.23	Remove Paragraphs 6.3.19 –6.3.20 and Objective INF 3-17 on Rights of Way from Chapter 6	Accept	326
Proposed change no. 6.24	Amend paragraphs 6.4.2; 6.4.4 and Objective INF 4-1 to reflect a Recent An Bord Pleanala decision in relation to the relocation of the Port Of Cork to Ringaskiddy.	Modify	328
Proposed change no. 6.25	Amend paragraph 6.4.7 to include additional text on the Role of Small Ports and Ferries in the Overall Transportation Strategy	Accept	331
Proposed change no. 6.26	Amend Objective INF 4-2 on the Role of Small Ports and Harbours to include an acknowledgement of their environmental setting.	Accept	333
Proposed change no. 6.27	Include additional text on Aviation related developments in North and West Cork after paragraph 6.4.12	Accept	335
Proposed change no. 6.28	Amend Objective INF 5-2 and 5-3 to include revised population projections for CASP Area and to include Annaghmore in INF 5-3	See Part B	337
Proposed change no. 6.29	Amend Paragraph 6.5.11 to include a reference to the preparation of a strategic wastewater plan.	Accept	339
Proposed change no. 6.30	Include additional text after paragraph 6.5.14 and amend Objective INF 5-6 outlining the Councils position in relation to wastewater disposal in urban areas	Modify	340
Proposed change no. 6.31	Include additional text providing guidance in relation to developments on floodplains after paragraph 6.5.20 and amend Objective INF 5-13 to reflect this guidance	Modify	343

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 6.32	Include additional text and an additional Objective (INF 6-4) in Section 6.6 outlining the Councils position in relation to Waste Management Assessments	Accept	346
Proposed change no. 6.33	Amend Paragraph 6.7.1 and Objective INF 7-3 to include reference to Micro hydro technologies.	Accept	348
Proposed change no. 6.34	Amend Part (c) of Objective INF 7-1 to include reference to ecologically important sites	Modify	350
Proposed change no. 6.35	Amend Paragraph 6.7.17 to include the phrase "Overhead Lines".	Accept	352
Proposed change no. 6.36	Amend Objective INF 7-5 on overhead lines.	Modify	353
Proposed change no. 6.37	Amend Section 6.8 to include additional text on Telecommunications Infrastructure.	Accept	355
Proposed change no. 6.38	Proposed Change to objective INF 7-4 (Chapter 6)	Modify	357
Proposed change no. 6.39	New text in paragraph 6.4.1	Accept	360
Proposed change no. 7.1	Amend Scenic Route S72 by additional extension of route	Accept	362
Proposed change no. 7.2	Amend text of Scenic Route profile (S107) in volume 2	Accept	363
Proposed change no. 7.3	Amend text/objectives relating to Scenic Routes	Accept	364
Proposed change no. 7.4	Amend existing section on Scenic Routes and Scenic Landscapes to incorporate the findings of the supplementary Manager's report on Scenic Landscape	Accept	368
Proposed change no. 7.5	Additions, deletions and amendments to the Record of Protected Structures	See Part C	377
Proposed change no. 7.6	Amend text/objectives regarding Gaeltacht Areas	Accept	378
Proposed change no. 7.7	Addition and deletion of objectives/text regarding Natural Heritage	Modify	381

Reference Number	Change	Recommended Action	Page Number
Proposed change no. 7.8	Inclusion of new and revised Architectural Conservation Areas	Accept	385
Proposed change no. 7.9	Additional objectives relating to Architectural Conservation Areas	Accept	388
Proposed change no. 7.10	Addition and deletion of objectives/text regarding Archaeological Heritage	Accept	390
Proposed change no. 7.11	Additional text and objectives relating to air quality	Accept	393
Proposed change no. 7.12	Additional text and objectives relating to appropriate assessment	Modify	395
Proposed change no. 7.13	Additional objective, deletion of and addition to text relating to Historic Character Assessment.	Accept	397
Proposed change no. 8.1	Amendments and additional text regarding density	Accept	400
Proposed change no. 8.2	Amendments to new housing figures arising from CASP Update.	Accept	404
Proposed change no. 8.3	Additional text arising from the Housing Strategy Review.	Accept	406
Proposed change no. 8.4	Additional section entitled Developing Sustainable Residential Communities.	Accept	411
Proposed change no. 8.5	Additional text regarding Housing Mix and Housing for the Elderly.	Accept	415
Proposed change no. 8.6	Amendments and additional text regarding Local Area Plan Review and Land Available for New Residential Development.	Accept	418
Proposed change no. 8.7	Revised text in relation to Section 8.10 Social and Community Infrastructure.	Accept	420
Proposed change no. 8.8	Revised text in relation to Healthcare Facilities.	Accept	422
Proposed change no. 8.9	Revised text in relation to Educational Provision.	Modify	424
Proposed change no. 8.10	Revised text in relation to Recreation and Amenity Facilities.	Accept	428
Proposed change no.	Revised text in relation to Open	Accept	433

Reference Number	Change	Recommended Action	Page Number
8.11	Space.		
Proposed change no. 8.12	Revised text in relation to integrated healthcare, education and sports facilities (Paragraph 8.12.5)	Accept	437
Proposed change no. 9.1	Amend tables 9.1-9.10 relating to Population, Household and New Houses.	See Part B	440
Proposed change no.9.2	Amend paragraph 9.5.5 to include additional issue relating to Annaghmore	See Part B	
Proposed change no. 7.14	Additional scenic route profiles (omitted from volume 2 of the draft county development plan in error)	Accept	450

Chapter 1: Introduction

PROPOSED CHANGE NO. 1.1

REVISED TEXT IN RELATION TO PLANNING FOR GROWTH

PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert a new paragraph after paragraph 1.1.4 as follows:

Regard has also been had, in reviewing this plan, to recently published Government guidance including the Guidelines for Planning Authorities: Development Plans (2007) and the consultation draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (2008).

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues arising in relation to this change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Chapter 2: Overall Strategy

PROPOSED CHANGE NO. 2.1

REVISED TEXT IN RELATION TO NATIONAL & REGIONAL STRATEGY

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to insert three new paragraphs after paragraph 2.1.2 and amend the wording of objective SAT 1-1 as follows:

National Climate Change Strategy 2007-2012

At a UN conference held in Kyoto, Japan in 1997, an historic Protocol was agreed to reduce greenhouse gas emissions to protect the environment. The Irish Government agreed to legally binding limits to the production of these harmful gases in Ireland. The National Climate Change Strategy 2007-2012 sets out a programme of action for achieving these limits. The Strategy for reducing emissions is shared across all sectors but the main focus is on reducing transport emissions, encouraging more use of renewable sources of energy, reducing energy consumption of buildings, changing in agriculture including promoting forestry, reducing herds, altering feeding regimes and greater use of agricultural waste and biomass for energy production. The Strategy sees local authorities as the key agents for change at the local level in achieving target reductions through their waste management plans by ensuring those generating waste pay the full cost of waste collection, treatment and disposal. The National Climate Change Strategy is supported by other relevant government policy such as the National Development Plan, Transport 21, National Energy Policy 2007 and the National Energy Efficiency Action Plan.

Sustainable Residential Development in Urban Areas (Consultation Draft Guidelines for Planning Authorities).

This guidance document revises and updates the Residential Density Guidelines for Planning Authorities published in 1999. The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services. The guidelines recognise that the footprint of urban areas cannot continue to expand unabated and, in line with the National Spatial Strategy and Regional Planning Guidelines, they promote the consolidation of urban areas by providing for high-density residential development in the right locations, well-serviced in terms of public transport and community facilities and built to the highest possible standards. The guidelines set out a range of policy recommendations regarding:

- the key role of Development Plans and Local Area Plans in setting out policies and standards for sustainable development,
- the role of urban design in creating sustainable communities (including 12 best practice design guide criteria) with particular reference to design and layout of housing schemes,
- key components of sustainable residential development in urban areas,
- the promotion of higher density development in appropriate areas and the appropriate densities and forms of development in smaller settlements

- issues affecting individual dwellings and quality of life

The guidelines are accompanied by a best practice Urban Design Manual that illustrates how the guidelines can be implemented effectively and consistently across the different scales of urban development around the country.

Development Plans: Guidelines for Planning Authorities:

The Development Plan Guidelines aim to assist and promote consistent best practice among all planning authorities in the preparation of local authority development plans. The Guidelines aim to improve the quality and consistency of the plans, strengthen their strategic content, and improve the consensus building in the preparation, implementation and review of development plans. The guidance is divided into a number of sections dealing with the role of the development plan, plan format, objectives, process and presentation and monitoring and evaluation.

Development Plan Objectives: National and Regional Planning Policies	
STA 1-1	<p>(a) It is an objective of this plan, subject to considerations of proper planning and sustainable development, to support the implementation of planning and spatial policy expressed in the National Spatial Strategy, The National Climate Change Strategy 2007-2012, The Atlantic Gateways Initiative, the South West Regional Authority Regional Planning Guidelines, National Planning Guidelines, the County Development Board Strategy, the policies expressed in the Cork Area Strategic Plan and the North and West Cork Strategic Plan.</p> <p>(b) It is an objective of this plan to ensure the protection of the environment of the County including the natural and built heritage, landscape and biodiversity.</p> <p>(c) It is an objective of this plan to ensure that growth and development of the county is managed in a manner that does not expose the population to increased risk from natural hazards such as flooding.</p> <p>(b) Within the context of appropriate national and regional planning policy, it is also an objective of this plan to support the implementation of shared principles expressed in strategies prepared jointly by all the planning authorities including the Cork City Council and the Town Council planning authorities within County Cork.</p>

2) It is proposed to make a change to the draft plan to amend the wording of paragraph 2.16, to delete the last sentence, as follows:

CASP proposes a balanced spatial development pattern that provides for the consolidation of development on the southern and western edges of the City. CASP proposes developing the potential of the northern and eastern sides of the City by maximising the use of the rail corridor that is already in place using it as a catalyst for the development of a fully integrated public transport system. The plan sets out proposals for a 'Greenbelt' for Metropolitan Cork so that each town within the area will retain its own distinctive identity, have a clear edge and be surrounded by a high quality landscape to facilitate ready access to the countryside, recreation facilities and wildlife corridors. The plan also proposes population growth led by the creation of new jobs in the 'Ring' towns outside Metropolitan Cork. ~~This plan is currently being updated to reflect the most recent population targets for the region.~~

3) It is proposed to make a change to the draft plan to include an additional 4 paragraphs after paragraph 2.16, as follows:

The update of CASP was completed in June 2008 and is designed to build on the strengths of Cork and to facilitate Cork to become a leading competitive European city-region. It takes account of revisions reflecting economic, market and policy developments since the original CASP plan was prepared and places particular emphasis on the implementation of policies to achieve CASP goals. It also includes an increased focus on economic and investment strategy. The updated Strategy has also been designed to meet the Government's national policies on spatial strategy and on climate change adjustments.

This update modifies the 2001 CASP and delivers an updated strategy that provides a significant enhancement in economic growth and accommodates a greater population than originally envisaged. The update achieves this while adhering to the key goals for the City-Region that were agreed as part of the 2001 plan. The goals set for the original CASP remain valid and the key issue for this update is to align the implementation of policies with the CASP goals dealing with economic growth, social inclusion, balanced spatial development, environment, urban renewal, transportation and infrastructure

Within both the spatial area and time horizons defined in the CASP 2001, the updated strategy:

- **Identifies an economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted at the area;**
- **Taking account of this new strategy and the revised population targets for the area, revises the existing CASP spatial development and transportation strategy for the city-region, building on the key goals identified in the 2001 plan; and**
- **Sets the updated strategy for economic and population growth and transportation within the context of the other key CASP 2001 goals of social inclusion, urban renewal and a high quality environment.**

The CASP plan envisages that the population of the CASP Area will grow in line with the Government targets for the South West Region issued in February 2007 to approximately 488,000 by 2020, implying an increase on 2006 levels of some 110,000

persons. The number of jobs is envisaged to expand by over 45,000 to close to 216,000, while the number of households is targeted to rise by approximately 72,000 to 202,000 by 2020. If these projections are to be realised then the updated CASP plan requires action in the following areas:

- Realignment and reinforcement of spatial planning and land use policies;
- Refocusing of economic and investment strategy;
- Front-loading of infrastructure and implementation of integrated transport strategy;
- Specific initiatives to develop the Docklands;
- Implementation of labour force and skills strategy.

4) It is proposed to make a change to the draft plan to include an additional paragraph after paragraph 2.17, as follows:

The South West River Basin District Project

The project began in 2004 and involves the development of a river basin management system, including a programme of measures and a river basin management strategy, designed to achieve at least good status for all waters and to maintain high status where it exists. The South Western River Basin District covers a total area of approximately 15,000 km² and a coastline of over 1,800 km along the Atlantic Ocean and Celtic Sea. The district comprises of the following hydrometric areas together with their associated groundwaters, transitional and coastal waters (up to one nautical mile beyond territorial waters): Blackwater (Munster); Lee – Cork Harbour – Youghal Bay ; Bandon – Ilen ; Dunmanus – Bantry – Kenmare; Laune – Maine – Dingle Bay. The objectives of the project include strengthening compliance with EU Directives and national legislation; collecting and analysing information to determine water quality and identify possible threats to water status; preventing further deterioration and protection/enhancement of water quality; developing a programme of measures to address all significant pressures and sources of impact on aquatic ecosystems and groundwater and promoting sustainable water use. It is envisaged that the final strategy will make recommendations in relation to managing development within the river basin district which will be considered in detail when reviewing the local area plans.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues arising in relation to this change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 2.2**REVISED TEXT IN RELATION TO POPULATION AND HOUSEHOLD TARGETS****PROPOSED CHANGE**

- 1) It is proposed to make a change to the draft plan to amend tables 2.2 and 2.3 on page 17 of the draft plan as follows:

Table 2.2: Cork County Population 2006 - 2020					
	Census		Target	Target	Population Increase
Strategic Planning Area	2002	2006	2015	2020	2006-2020
County Metropolitan	134,293	153,123	194,643	216,240	63,117
CASP Ring	92,033	105,055	111,093	121,760	16,705
North	44,286	46,428	51,130	53,885	7,457
West	54,155	57,271	63,071	66,469	9,198
Total Cork County	324,767	361,877	419,937	458,354	96,477

Table 2.3: Cork County Households 2006 - 2020					
	Census		Target	Target	Population Increase
Strategic Planning Area	2002	2006	2015	2020	2006-2020
County Metropolitan	42,152	50,921	72,383	89,726	38,805
CASP Ring	29,976	35,788	42,520	50,525	14,737
North	14,878	16,426	20,243	22,725	6,299
West	18,242	20,160	24,845	27,891	7,731
Total Cork County	105,248	123,295	159,991	190,866	67,571

- 2) It is proposed to make a change to the draft plan to amend the text of paragraph 2.2.19 as follows:

These tables indicate that average household size in the County will fall from the level of 2.94 persons per household recorded in 2006 towards a level of ~~2.46~~ **2.41** persons per household in the year 2020.

- 3) It is proposed to make a change to the draft plan to amend the text of paragraph 2.2.20 as follows:

Tables 2.2 and 2.3 (above) are based on the National Population Targets and Projections published by the Department of the Environment, Heritage and Local Government in February 2007 and include an appropriate element of the additional population allocated to the South West Region. Within the area of the Cork Area Strategic Plan (County Metropolitan and CASP Ring Strategic Planning Areas) **the tables reflect the recommendations on the updated CASP Strategy finalised at the end of June 2008.** ~~Update County and City Councils have commissioned an 'update' of CASP to provide guidance on the optimum spatial distribution of the enhanced level of population within the CASP area. Therefore, in this draft plan, it is inappropriate to provide detailed guidance on the distribution of population in respect of the latest target figures for sub-areas within the CASP area itself until the outcome of the CASP 'Update' Project is available (early summer 2008). At that stage it is envisaged that a detailed distribution of population within the CASP area reflecting the latest targets will be included in the plan.~~

- 4) It is proposed to make a change to the draft plan to amend the text of paragraph 2.2.22 as follows:

Overall, the population targets for 2020 in these tables represent an increase of 96,477 persons (26.6%) and ~~62,456~~ **67,571** households (~~50.4%~~ **54.8%**) in addition to the level recorded in 2006. Over the 30 years from 1991 to 2020 this represents a 61.9% increase in the population of the County.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues arising in relation to this change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 2.3**INSERT NEW TEXT IN RELATION TO OVERALL ECONOMIC STRATEGY****PROPOSED CHANGE**

- 1) It is proposed to make a change to the draft plan to insert a section on Economic Strategy, after section 2.2, as follows:

2.3 Overall Economic Strategy

The CASP update has a new economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted at the area. The number of jobs in the CASP area is envisaged to increase by over 45,000.

The CASP update reinforces the City's role as the engine of growth for the region under the revised strategy. The employment strategy focuses on the continued development of the City Centre and the development of the docklands. These areas are prime brownfield locations. The proposed spatial strategy also involves developing the Metropolitan Towns where it is anticipated that the growth in jobs up to 2020 will be strongest in the areas of Blarney, Midleton, Little Island, Carrigtwohill, Ballincollig and Ringaskiddy. The strategy also involves the strengthening of the Ring Towns and the development of Mallow in line with the recently adopted Special Local Area Plan.

The North and West Cork Strategic Plan identifies a significant external stimulus to raise the productive capacity of North and West County Cork. The plan states that this can be achieved through a number of channels including foreign direct investment, indigenous industry, tourism and decentralisation of public service provision and administration. In North Cork the position of Charleville and Buttevant along the Atlantic Gateway Corridor will accelerate their employment growth in line with the North and West Strategy. In West Cork Clonakilty has been identified as an Integrated Employment Centre to act as a focus for economic and population growth along the Strategic Transport Improvement Corridor to West Cork.

The following table sets out job growth in the County (excluding the City) in the strategic planning areas of Metropolitan Cork, the CASP Ring and North and West Cork;

Area	2006 (Actual Jobs)	Update Target 2020 Jobs	Increase in Jobs
Metropolitan Cork (excl. the city)	61,456	82,053	20,597
Ring Towns and Rural Areas	34,204	43,186	8,982
North Cork	8,125	11,248	3,123
West Cork	10,569	14,614	4,045

County Total	114,354	151,101	36,747
NB: This table is based on the employment forecasts set out in the Cork Area Strategic Plan and the 'National Population Projections and Regional Population Targets 2006-2020' published by the DoEHLG February 2007			

- 2) It is proposed to make a change to the draft plan by including additional paragraphs in Section 2.3 (Key Planning and Sustainable Goals) as follows;

The 'County Metropolitan' Strategic Planning Area

Insert new paragraphs after paragraph 2.3.9 as follows;

The CASP Update employment strategy places strong emphasis on development of brownfield sites in or near the city. Docklands /city centre is the prime brownfield location. There are also a number of additional locations in the suburbs of Cork such as Mahon, Blackpool/Kilbarry and the Tramore Road area proposed to provide a choice of locations to meet employment needs. It is recognised that development along the rail corridor is consistent with the principle of sustainable development. The Docklands is vigorously supported in this CASP Update as an optimal location for development in CASP on the basis of economic and environmental sustainability.

In addition to the strengthening of the City Centre's function, the spatial strategy involves developing the Metropolitan towns in particular Blarney, Monard, Carrigtwohill and Midleton in line with recently adopted Special Local Area Plans, and their location along Mallow-Blarney to Midleton-Cobh rail line. This also supports the continued development of Little Island, Ringaskiddy, the Airport Business Park and Whitegate as strategic employment locations, while also identifying Ballincollig as a new strategic employment location.

Ideally employment and population would be placed in the same location to reduce commuting and to enhance sustainability. This principle has guided the proposed realignment of the spatial strategy with increased population being targeted for the City where there are significant existing employment opportunities. Increased population and development is also targeted for key centres within Metropolitan Cork and in the Ring Towns. There are however constraints on this policy of directing employment to areas of population because significant population has been located in rural areas, contrary to original CASP goals. There are also constraints in co-locating employment and population due to capacity issues and the need for employers to have access to a sufficiently large pool of skills. In cases where co-location is not feasible the strategy has focused on locating population in areas with access to a rail link and potential rapid transit corridors.

Ideally, a proposed science park should be located close to third level institutions and should include a strong emphasis on R+D activities. There may be, however, a danger of restricting use to one specific activity as could apply to a narrow interpretation of a science park. This proposed new science park should be located close to the city and one option identified for this is at Curraheen in the Carrigaline Electoral Area Local Area Plan.

The Council will need to look at measures to bring forward the implementation of this Science Park. It is also appropriate that R+D activities are included as part of the Docklands development.

3) It is proposed to make a change to the draft plan to amend the wording of item (d) of paragraph 2.3.13 of the Plan as follows:

(d) *To assist in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities, ~~primarily at locations including Ringaskiddy~~, where deep-water berths can be developed and modern ~~road~~-infrastructure is planned to facilitate freight transport.*

4) It is proposed to make a change to the draft plan to amend the wording of paragraph 2.3.12 as follows:

Table 2.4 sets out the population forecast for the County Metropolitan Strategic Planning Area for the period 2006 to 2020. The table shows that the population of the City Environs and the Metropolitan Towns has grown strongly since 2002 reflecting their critical strategic role within the Cork 'Gateway'. Almost all of these urban areas are close to or have already exceeded their population forecast for 2020 based on the existing Regional Planning Guidelines forecasts of 2004 (right hand column). This underlines the importance to the County Metropolitan area of the additional population that it will attract as a result of the Government's latest population targets for the South West Region issued in February 2007 **and achieving the spatial distribution of population recommended by CASP and the update. The population forecasts for these towns will be revised at the amendment stage of the plan when the outcome of the CASP Update project is known.** The population of the villages and rural areas has also grown but at a slower rate, broadly complementing the CASP strategy.

5) It is proposed to make a change to the draft plan to update table 2.4 of the Plan as follows:

			Target
Main Towns	2002	2006	2020
*Cork North Environs	3,778	4,732	9,031
*Cork South Environs	26,381	30,002	30,102
Ballincollig	14,591	15,760	21,430
Blarney	2,146	2,400	7,533
Carrigaline	11,191	12,835	14,066
Carrigtwohill	1,411	2,782	12,012
Cobh	9,811	11,303	14,543
*Glanmire	6,853	8,385	10,788
Midleton	7,957	10,048	23,735
Monard	0	0	7,788
Passage West	4,595	5,203	5,286
Tower	3,032	3,102	3,660
Total Main Towns	91,746	106,552	159,974
Villages and Rural	42,547	46,571	56,266
Total County Metropolitan	134,293	153,123	216,240

* Population estimate based on GeoDirectory residential points for 2002 and 2006

6) It is proposed to make a change to the draft plan by including an additional paragraph after paragraph 2.3.19 as follows:

The strategy also involves the strengthening of the urban areas of the Ring Towns as the main focus for employment development, with a focus on Mallow as a hub town, in accordance with the recently adopted Special Local Area Plan. The strategy also takes cognisance of the proposed Atlantic Corridor.

7) It is proposed to make a change to the draft plan to add an additional paragraph after paragraph 2.3.19:

CASP Update has acknowledged that the Metropolitan Greenbelt policies appear to be generally working in controlling the spread of one-off housing in 'Areas Under Strong Urban Influence'. However, it has also recognised the emerging issue of growth in rural areas of the CASP Ring Strategic Planning Area. CASP update has acknowledged that one of the

key issues facing the CASP Ring Strategic Planning Area is achieving a balance between the growth of the towns and rural areas that is consistent with the key CASP goal of reinforcing the Ring Towns function and role within the sub-region.

Mechanisms to address this problem will need to be considered and in this regard the County Council will continue to monitor the rate of rural one-off house permissions in rural areas of the CASP Ring Strategic Planning Area over the next two years in order to ensure that the distribution of growth in the CASP Ring Strategic Planning Area is meeting the targets for rural one off houses set out in Chapter 4 of this Plan.

It is intended to address this matter in full in the Managers Progress report on the Development Plan under Section 15(2) of the Planning and Development Act, 2000, with a view to introducing appropriate policies by way of a variation to the plan as required.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2517	2518	2478	2780				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in the submissions in this case are as follows:

- a) *Whether the Plan gives sufficient support to the proposal for the relocation of port facilities from the Docklands to Ringaskiddy.*

Cork County Council is committed to the relocation of port related activities from Tivoli and Cork City in order to facilitate the regeneration of the Docklands and to maintain modern and efficient port facilities for Cork and its region. Ringaskiddy has been the long standing preferred location for the relocated port facilities and this remains the case. Earlier this year, An Bord Pleanála refused planning permission for the relocation of the commercial freight activities of the Port to Ringaskiddy and this raises a number of issues. The Council are committed to engaging in discussions with the Port of Cork and other stakeholders to both seek a resolution of these issues and, where relevant, give consideration to possible alternatives. In order to reinforce the Council's commitment to the long standing preferred location of Ringaskiddy, it is recommended that the text be modified.

b) Whether additional text is required on the role of town centres, in particular in Metropolitan and Ring towns, as locations for office based employment.

In addition to the Draft Plan's policies to direct employment to centres of population, the Draft Plan contains a specific objective (Chapter 5) to maintain and enhance the mixed use character of all town and neighbourhood centres by encouraging the retention and development of general office, retail, housing, office based industry, community, civic and entertainment uses. It is therefore considered that no additional text is required in relation to the role of town centres as locations for office based employment. More detailed objectives for the town centres of specific settlements can be addressed in the review of the relevant Electoral Area Local Area Plan.

c) Consideration of zoning of lands for mixed use, industrial research and residential development to compliment the development of a science park at Curraheen.

It is considered that the issue of the zoning of land is a matter for the review of the relevant Electoral Area Local Area Plan.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

(d) To assist in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities, **primarily at Ringaskiddy**, where deep-water berths can be developed and modern infrastructure is planned to facilitate freight transport.

PROPOSED CHANGE NO. 2.4**INSERT A REVISED TABLE 2.5 CASP RING STRATEGIC PLANNING AREA POPULATION 2006-2020****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to update table 2.5 of the Plan as follows:

			Target 2020
	2002	2006	2020
Main Towns	-	-	-
Mallow	8,937	10,241	20,000
Annaghmore	-	-	3,000
Bandon	5,161	5,822	6,583
Fermoy	4,804	5,873	6,640
Kinsale	3,554	4,099	4,304
Macroom	2,985	3,553	3,943
Youghal	6,597	6,785	7,530
Total Main Towns	32,038	36,373	52,000
Villages and Rural	59,995	68,682	69,760
Total CASP Ring	92,033	105,055	121,760

- 8) It is proposed to make a change to the draft plan to amend paragraph 2.3.20 of the plan as follows:

Within this strategic planning area, the future pressure for growth will focus most closely within the Atlantic Gateways Corridor from Youghal in the east to Mallow in the North. The corridor is served by a rail route, although the section serving Youghal is presently disused. Improvements to the N20 and N25 national routes have resulted in the villages and rural areas within the corridor becoming highly attractive to car based commuters. ~~The proposals to update CASP will indicate an appropriate spatial distribution of population for this area, taking account of the additional population intended for the South West Region in the government's latest targets. This will be included in the plan at the amendment stage.~~

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

See Part B of this report.							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues arising are dealt with in Part B of this report.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

Issues in relation to the proposed new settlement at Annaghmore are dealt with in Part B of this report.

RECOMMENDATION:

SEE PART B OF THIS REPORT.

PROPOSED CHANGE NO. 2.5

INSERT A NEW PARAGRAPH AFTER PARAGRAPH 2.3.20 EXPLAINING THE AIMS OF THE PROPOSED NEW SETTLEMENT AT ANNAGHMORE

PROPOSED CHANGE

It is proposed to make a change to the draft plan by inserting a new paragraph after paragraph 2.3.20 explaining the aims of the proposed new settlement at Annaghmore as follows;

The designation of a new settlement on the N71 at Annaghmore will bring additional growth to the west of the city with a proposed residential component which would serve a population of approximately 3,000 persons, in addition to a mix of uses, including employment and local services. The Bandon Electoral Area Local Area Plan will identify the site for this proposed new settlement and set out a framework for its development.

Note: this change refers to the text of the plan only

RELEVANT SUBMISSIONS RECEIVED

See Part B of this report.							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>Issues arising are dealt with in Part B of this report.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>
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<p>PLANNING ISSUES AND MANAGER'S RESPONSE</p> <p><i>Issues in relation to the proposed new settlement at Annaghmore are dealt with in Part B of this report.</i></p>

RECOMMENDATION:

SEE PART B OF THIS REPORT.

PROPOSED CHANGE 2.6

INCLUDE ADDITIONAL TEXT IN PARAGRAPH 2.3.21 TO INCLUDE ADDITIONAL GOAL RELATING TO ANNAGHMORE.

PROPOSED CHANGE

It is proposed to make a change to the draft plan by amending paragraph 2.3.21 by adding bullet point 'h' (highlighted in bold) as follows;

The CASP Ring Strategic Planning Area

The policy and objectives of this plan for the CASP Ring Strategic Planning Area are based on the following planning and sustainable goals:

- a) To recognise the importance of the role to be played by Mallow as a 'Hub' town in the implementation of the National Spatial Strategy and the Atlantic Gateways Initiative; to promote its development as a major centre of employment and population where there is a high standard access to educational and cultural facilities;
- b) To establish an appropriate balance in the spatial distribution of future population growth, broadly in line with the Cork Area Strategic Plan, so that Bandon, Fermoy, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport.
- c) To protect and enhance the natural and built heritage assets of Kinsale to facilitate the development of the town as a Principal Tourist Attraction.
- d) To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.
- e) To strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity so that agriculture remains the principal rural land use and focussing other employment development in the main towns and key villages.
- f) To secure the reopening of the rail route linking Cork and Midleton to Youghal
- g) To recognise the importance of the Strategic Transport Improvement Corridor to the overall economic potential of the south-western part of the area and to the facilitation of a balanced economic strategy for the County as a whole.
- h) To designate a new settlement on the N71at Annaghmore to support the Strategic Transport Improvement Corridor.**

Note: this change refers to the text of the plan only

RELEVANT SUBMISSIONS RECEIVED

See Part B of this report.							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues arising are dealt with in Part B of this report.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

Issues in relation to the proposed new settlement at Annaghmore are dealt with in Part B of this report.

RECOMMENDATION:

SEE PART B OF THIS REPORT.

PROPOSED CHANGE 2.7

PROPOSED CHANGE TO DRAFT PLAN, PARA. 2.3.37

PROPOSED CHANGE

It is recommended that Para. 2.3.37, Page 32, of the Draft Plan be amended as follows;

The policy and objectives of this plan for the West Strategic Planning Area are based on the following planning and sustainable development goals:

- a. To recognise the importance of the role to be played by Clonakilty as a the 'West Cork Strategic Employment Centre'; to promote its development as a major centre of employment and population where there is a high standard access to educational and cultural facilities;
- b. To recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;
- c. To establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, broadly in line with the North and West Cork Strategic Plan, and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport.
- d. To recognise the international importance and the importance to the regions tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development.
- e. To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.
- f. To **recognise the needs**, strengthen and protect the rural communities of the area by encouraging sustainable growth in population, **maintain traditional rural settlement patterns in rural areas and the islands**, protecting agricultural or fishery infrastructure and productivity and focussing other employment development primarily in the main towns and key villages;
- g. To recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development.
- h. To protect and enhance the natural and built heritage assets of Bantry, Castletownbere and Schull from inappropriate development to facilitate the development of the towns as Principle Tourist Attractions.
- i. **To recognise the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry. To promote its future development and potential for other port related activities.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission raises the issue as to whether clarification of the text of paragraph (f) with regard to traditional settlement patterns is required. The inclusion of reference to maintaining traditional rural settlement patterns recognises that the reinforcement of particular spatial settlement patterns can help to strengthen and protect rural communities. Given the extent of the geographical area and the diversity of settlement patterns within it, a single definition of 'traditional settlement pattern' would not capture all variations. It is considered that there is no contradiction between the inclusion of this text and other policies or objectives in the Plan.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE 2.8**PROPOSED CHANGES TO POPULATION TARGETS FOR BANTRY, CASTLETOWNBERE AND SCHULL****PROPOSED CHANGE**

Insert a new table (shown below) to replace Table 2.7 in the draft Plan. These changes will also affect the individual town population target table in Chapter 3 and the population tables in Chapter 9.

Effect of Proposed Changes to Population Targets for Bantry, Castletownbere and Clonakilty: West Cork Strategic Planning Area 2006 - 2020				
			Target	Growth
	2002	2006	2020	
Main Towns				
Bantry	3,150	3,309	5,484	2,175
Castletownbere	875	868	1,439	571
Clonakilty	3,698	4,154	7,218	3,064
Dunmanway	1,532	1,522	1,976	454
Schull	693	576	748	172
Skibbereen	2,000	2,338	3,035	697
Total Main Towns	11,948	12,767	19,900	
Villages and Rural	42,207	44,504	46,569	
Total West	54,155	57,271	66,469	

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues arising in relation to this change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE 2.9

FIGURE 2.2: STRATEGIC PLANNING AREAS

Proposed Change

It is proposed that Figure 2.2 be amended to include Annaghmore in the CASP Ring Strategic Planning Area.

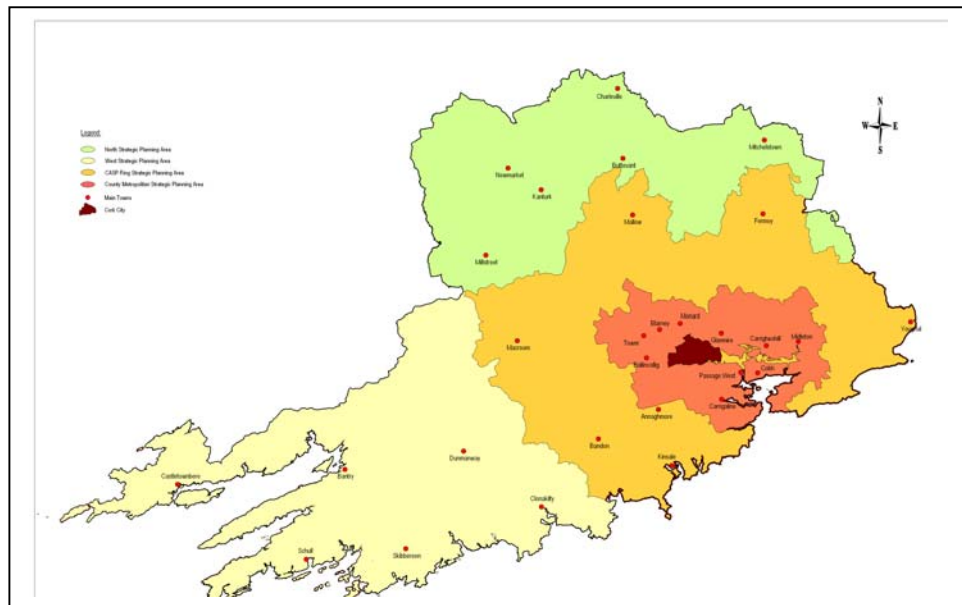


Figure 2.2: Strategic Planning Areas

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

See Part B of this report.						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues arising are dealt with in Part B of this report.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

Issues in relation to the proposed new settlement at Annaghmore are dealt with in Part B of this report.

RECOMMENDATION:

SEE PART B OF THIS REPORT.

PROPOSED CHANGE 2.10

FIGURE 2.3: CORK COUNTY STRATEGIC DIAGRAM

Proposed Change

It is proposed that Figure 2.3 be amended to include Annaghmore as a main town.

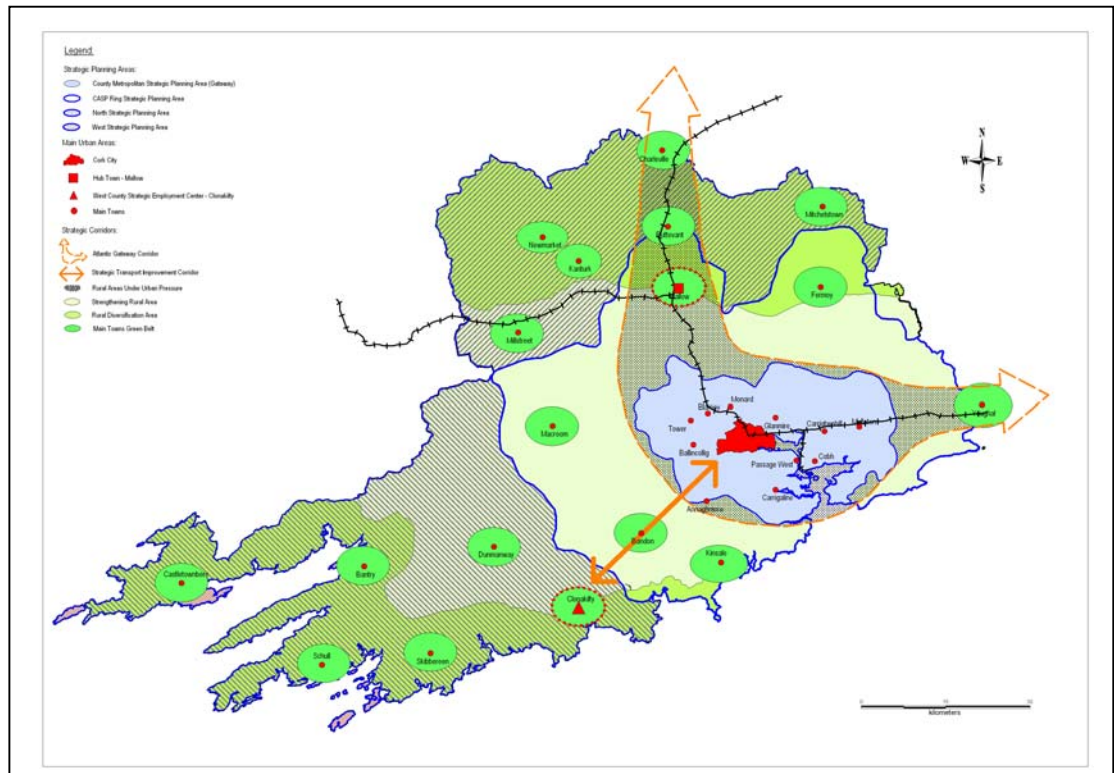


Figure 2.3: Cork County Strategic Diagram

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

See Part B of this report.						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues arising are dealt with in Part B of this report.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

Issues in relation to the proposed new settlement at Annaghmore are dealt with in Part B of this report.

RECOMMENDATION:

SEE PART B OF THIS REPORT.

Chapter 3: Settlements

PROPOSED CHANGE NO. 3.1

ADDITIONAL TEXT ARISING OUT OF DRAFT SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS GUIDELINES

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to include additional text after paragraph 3.1.10 (outlined in bold).

The Draft Guidelines on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in February 2008 provide further guidance on the appropriate scale of development in smaller towns and villages. 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 through the development of acceptable green field sites within the immediate environs of the settlement;**
- **Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Gateway Corridors) 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;**
- **The scale of new development should be in proportion to existing development;**
- **Local authorities have a vital role to play in encouraging development through the provision of essential services.**

2) It is proposed to make a change to the draft plan to include a new part of objective SET 1-1 (outlined in bold):

It is an objective of this plan to prioritise the sustainable development of the main towns in the County to achieve their target populations and enhance their capacity

to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands.

The Local Area Plans will give guidance on the scale, character, layout and design appropriate to each town and on the timely delivery of both physical and social infrastructure required for the town to achieve its target population and develop in a sustainable manner.

3) It is proposed to make a change to the draft plan to include a new part of objective SET 1-40 (outlined in bold):

It is an objective to establish a settlement network for the rural areas of the County in Local Area Plans so that this can be used to guide the development of the villages, and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport. Such development should promote sympathetic village development in tandem with the provision of services and to avoid large-scale suburban housing layouts.

Generally, in key villages and villages in rural areas, individual proposals for residential development that involve an increase in the housing stock by in excess of 10-15% would be discouraged. For settlements under 400 in population, general development of new housing schemes of more than about 10-12 units will usually be difficult or inappropriate due to an absence of a sufficiently developed urban structure to cater for the development and should therefore be discouraged. Within Village Nuclei, general development of more than about 5-6 units will usually be discouraged.

4) It is also proposed to delete the following from paragraph 3.5.3. (Villages):

Villages will generally have a smaller range of services and employment opportunities that are found in key villages. These will often include a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Through the Local Area Plans, the villages will form an important component of the settlement network, ~~including accommodating significant amounts of growth~~ and provide important services and facilities to significant rural hinterlands.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue raised in this submission is concerned with deleting the reference to village nuclei and to density of units permissible at these locations, in Objective SET 1-40

It is considered given that the Guidelines on Sustainable Residential Development in Urban Areas are only in draft form and following on from discussions with the Department of the Environment, Heritage and Local Government, that a modification be proposed to reflect their current status.

Recommendation:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

2) It is proposed to alter the proposed change as follows.

The Draft Guidelines on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in February 2008 provide further guidance on the appropriate scale of development in smaller towns and villages. 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 standardized 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 Gateway 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.**
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

2) It is proposed to make a change to the draft plan to include a new part of objective SET 1-1 (outlined in bold):

It is an objective of this plan to prioritise the sustainable development of the main towns in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands.

The Local Area Plans will give guidance on the scale, character, layout and design appropriate to each town and on the timely delivery of both physical and social infrastructure required for the town to achieve its target population and develop in a sustainable manner.

3) It is proposed to make a change to the draft plan to include a new part of objective SET 1-40 (outlined in bold):

It is an objective to establish a settlement network for the rural areas of the County in Local Area Plans so that this can be used to guide the development of the villages, and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport. Such development should promote sympathetic village development in tandem with the provision of services and to avoid large-scale suburban housing layouts.

~~Generally, in key villages and villages in rural areas, individual proposals for residential development that involve an increase in the housing stock by in excess of 10-15% would be discouraged. For settlements under 400 in population, general development of new housing schemes of more than about 10-12 units will usually be difficult or inappropriate due to an absence of a sufficiently developed urban structure to cater for the development and should therefore be discouraged. Within Village Nuclei, general development of more than about 5-6 units will usually be discouraged.~~

4) It is also proposed to delete the following from paragraph 3.5.3. (Villages):

Villages will generally have a smaller range of services and employment opportunities that are found in key villages. These will often include a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Through the

Local Area Plans, the villages will form an important component of the settlement network, ~~including accommodating significant amounts of growth~~ and provide important services and facilities to significant rural hinterlands.

PROPOSED CHANGE NO. 3.2

PROPOSED ADDITIONAL TEXT ON 'BHAILES'

PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert the following text after paragraph 3.5.1

The Local Area Plans will facilitate the provision within the development boundaries of key villages and villages in rural areas of small residential clusters or 'Bhaile' planned as a single entity consisting of 10-12 detached dwellings located on suitable sites which can be adequately serviced and provided with proper footpath and road access to the village centre and subject to normal planning and sustainable development considerations.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with changing the text to include sites, within the definition of Bhailes, within close proximity to development boundaries and identified during the Local Area Plan process.

It is considered that the proposal to consider Bhailes outside the development boundary of designated settlements would undermine the existing settlement network and the objective of promoting growth within existing settlements. No further modification of the proposed change is recommended.

Recommendation;

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.3

PROPOSED ADDITIONAL UPDATED TEXT (CASP UPDATE)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph 3.1.10 and replace with the following text:

In the County Metropolitan Strategic Planning Areas and the CASP Ring Strategic Planning Areas the overall strategy and population projections for each town are derived from CASP. However, following the publication by the Department of the Environment, Heritage and Local Government of revised population targets for the South West Region in February 2007, the City and County Councils have put in hand proposals for an update to the original CASP document to take account of these new targets. ~~In this draft plan reference is made only to the original CASP based figures for these towns.~~ The updated figures based in the most recent population targets ~~will be~~ **are now** included ~~when the~~ **following the** updating of CASP. ~~is complete, at the amendment stages of this plan in the summer of 2008.~~

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no issues raised in this proposed change

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report

PROPOSED CHANGE NO. 3.4**PROPOSED ADDITIONAL TEXT TO INCLUDE REFERENCE TO LAYOUT AND DESIGN AND UPDATE 'OTHER LOCATIONS' TEXT****PROPOSED CHANGE**

It is proposed to make a change to objectives SET 1-41, SET 1-42 and SET 1-43 paragraph 3.5.5 and SET 1-44 to include the following text in bold:

Development Plan Objectives: The Role of Key Villages	
SET 1-41	<p>(a) Through the preparation of Local Area Plans, it is an objective to establish key villages as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.</p> <p>(b) It is an objective that Local Area Plans make provision for zoned land to accommodate new development at a scale, layout and design that reflects the character of each village.</p>

Development Plan Objectives: The Role of Villages	
SET 1-42	<p>(a) It is an objective to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p> <p>(b) It is an objective that Local area plans, make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.</p>

Development Plan Objectives: The Role of Villages	
SET 1-43	<p>(a) It is an objective to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p> <p>(b) It is an objective that Local area plans, make</p>

Development Plan Objectives: The Role of Villages	
	provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Other Locations

The Local Area Plans will also address the role played by certain 'Other Locations' within the rural areas of the County. Whilst these may not form a significant part of the settlement network, they often function as important areas for tourism, heritage, recreation and other uses. A study has been **completed** to identify the planning uses relevant to these settlements and **further guidance may be obtained from this study.**

Development Plan Objectives: The Role of Other Locations	
SET 1-44	It is an objective for Local Area Plans to identify and establish recognise other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2035							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this submission is concerned with the "Other Locations Study" which the submitter was unable to view and thus prevented from commenting on this aspect of the plan.

This document will be made available to the public in tandem with the publication of the new County Development Plan. Therefore, no modification to the proposed change is recommended.

Recommendation:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.5

PROPOSED CHANGES TO BALLINCOLLIG

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-6, paragraph 3.2.13, table 3.4 Population and Households – Ballincollig and the diagram of Ballincollig and replace with the following:

Ballincollig

SET 1-6	It is an objective of this Plan to encourage the development of Ballincollig as a major centre of both population and employment.
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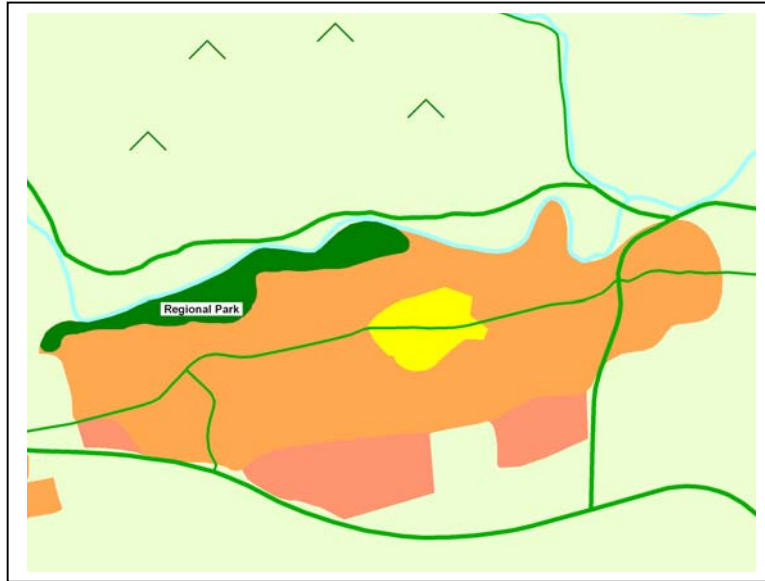
The CASP Update project identified Ballincollig as a suitable location capable of accommodating additional population and employment growth, and the provision of a high quality public transport corridor connecting Ballincollig to the City Centre, Docklands and Mahon. In addition to being considered as an additional area for housing development it is also one of the new strategic employment locations with an additional forecast of 4,000 jobs aimed to satisfy the projected increase in market and non-market services in the CASP region.

To the north of Ballincollig Town the potential for future growth is constrained by the floodplain of the River Lee, which is an important environmental amenity for the population of the town. Land south of the town, north of the N22, represents a major strategic development opportunity for Metropolitan Cork and the Carrigaline review of the relevant Electoral Area Plan will give consideration to the desirability of bringing this land forward for development. In order to achieve its residential and employment function, major national, non-national roads and service infrastructure investment will be required in order to improve linkages within the town, to Cork City and within the region. The Joint Retail Strategy identifies Ballincollig as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

The 2006 Housing Land Availability Study identified sufficient land in Ballincollig to build 1954 units, and in addition the Amendment to the Carrigaline Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 3258 units.

Ballincollig	2002	2006	2020 Target	Growth 2006-2020
Population	14,591	15,760	21,430	5,670
Households*	4,574	5,236	8,876	3,640

* Estimate



NOTE: THIS CHANGE REFERS TO THE TEXT AND DIAGRAM OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2792	2179						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue raised in this submission is primarily concerned with

- 1) The infrastructural deficits that exist in Ballincollig currently, including inadequate provision for education, policing and poor linkages between existing residential developments and the town centre.

It is considered that these issues are primarily a matter for the review of the Local Area Plan. No further modification of the proposed submission is recommended.

2) Indications are that the projected population growth for Ballincollig will lead to a requirement for the expansion of existing secondary school sites and also through the development of a new green field site for a primary school.

It is recommended that a modification be made to the proposed change to reflect this requirement.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

To north of Ballincollig Town the potential for future growth is constrained by the floodplain of the River Lee, which is an important environmental amenity for the population of the town. Land south of the town, north of the N22, represents a major strategic development opportunity for Metropolitan Cork and the Carrigaline review of the relevant Electoral Area Plan will give consideration to the desirability of bringing this land forward for development. In order to achieve its residential and employment function, major national, non-national roads and service infrastructure investment will be required in order to improve linkages within the town, to Cork City and within the region. The Joint Retail Strategy identifies Ballincollig as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

Indications are that the projected population growth for Ballincollig will lead to a requirement for the expansion of existing secondary school sites and also through the development of new green field site for a primary school.

PROPOSED CHANGE NO. 3.6

PROPOSED CHANGES TO BANDON

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-20, paragraph 3.3.12, table 3.17 Population and Households – Bandon and replace with the following:

Bandon

SET 1-20	It is an objective of this plan to reinforce the role of the town as a district employment centre creating opportunities for both town centre regeneration, and consideration of out of town centre retail activity while protecting its built and natural heritage from inappropriate development.
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The setting of Bandon within the Bandon River Valley provides an attractive backdrop for the town and should be protected. As part of the Strategic Transport Improvement Corridor proposed for the route from Cork to Clonakilty, consideration will be given to the need to improve the present route removing through traffic from the town. **In addition, the Retail Strategy for the County identifies Bandon as a Ring Town with potential for town centre regeneration forming part of its overall strategy. CASP Update has provided guidance on the scale of future growth of the settlement and the Bandon Electoral Area Plan will make provision for enhanced services and social infrastructure.**

The 2006 Housing Land Availability Study identified sufficient land in Bandon to build 1677 units, and in addition the Amendment to the Bandon Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1891 units.

Bandon	2002	2006	2020 Target	Growth 2006-2020
Population	5,161	5,822	6,583	761
Households*	1,681	1,980	2,821	841

*Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2681	2682	2179					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that the town centre regeneration aspect of the proposed objective is positive. The objective raises concerns regarding the impact of out of town retailing, particularly with respect to encouraging development on Brownfield sites, serviceability of such locations and the potential negative consequences of additional traffic generation on quality of life issues. Therefore, it is recommended that exclude reference to "out of town retail activity" from the objective.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by these submissions are that;

1) The plan should recognise the strategic nature of lands adjacent to the town centre currently zoned for amenity purposes for future mixed use development.

The importance of town centre sites is sufficiently recognised in the objective already with the reference to town centre regeneration.

2) The SEA process has identified important concerns about the reference to "out of town retail activity" in the objective that were previously raised in the discussions on the proposed change.

It is considered that out of town retail activity can give rise to serious concerns regarding the impact of out of town retailing, particularly with respect to encouraging development on brownfield sites, serviceability of such locations and the potential negative consequences of additional traffic generation on quality of life issues. The plan recognises that town centres are the primary location for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore, it is recommended that this approach be reflected in the objective and a modification be made to the proposed change.

3) Indications are that the projected population growth for Bandon will lead to a requirement for the expansion of existing primary school sites.

IT IS RECOMMENDED THAT A MODIFICATION BE MADE TO THE PROPOSED CHANGE TO REFLECT THIS.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Bandon

SET 1-20	It is an objective of this plan to reinforce the role of the town as a district employment centre creating opportunities for both town centre regeneration and consideration of out of town centre retail activity , while protecting its built and natural heritage from inappropriate development. <u>The need for any out of town centre retail activity will be considered in accordance with the retail planning guidelines.</u>
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The setting of Bandon within the Bandon River Valley provides an attractive backdrop for the town and should be protected. As part of the Strategic Transport Improvement Corridor proposed for the route from Cork to Clonakilty, consideration will be given to the need to improve the present route removing through traffic from the town. **In addition, the Retail Strategy for the County identifies Bandon as a Ring Town with potential for town centre regeneration forming part of its overall strategy. CASP Update has provided guidance on the scale of future growth of the settlement and the Bandon Electoral Area Plan will make provision for enhanced services and social infrastructure.**

Indications are that the projected population growth for Bandon will lead to a requirement for the expansion of existing primary school sites.

The 2006 Housing Land Availability Study identified sufficient land in Bandon to build 1677 units, and in addition the Amendment to the Bandon Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1891 units.

PROPOSED CHANGE NO. 3.7

PROPOSED CHANGES TO BANTRY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-29, paragraph 3.3.25, table 3.25 and replace with the following:

Bantry

SET 1-29	" It is an objective of this plan to develop Bantry as a significant District Employment Centre , an important centre of population with potential for enhanced employment and transport links for future tourism, marine and port related activity. It is important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented. "
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In recent years, the range of services in Bantry's town centre has expanded with the increase in comparison retail and the development of a new hotel along the waterfront on the western approach to the town. Bantry Bay **together with Bantry House and Gardens** provides a dramatic and attractive landscape setting for the town centre. The potential of the town as a centre for population and employment has been limited because of inadequate sanitary infrastructure and it is critical that this issue be resolved in the future. **Recently, solutions to the water and sanitary infrastructure have been identified that will provide capacity to service zoned land in the immediate future. The Bantry Electoral Area Plan will secure the provision of a relief road to relieve congestion in the town centre, the development of zoned lands on the eastern side of the town, the enhancement of its role as a district employment centre and as an important location for marine and aquaculture industries.**

As a district employment centre, Bantry will need to provide employment opportunities to sustain the future population growth planned not only for the town but also for much of the rural hinterland. Key sectors will be tourism (e.g. Bantry House) artisan foods, marine fishing, aquaculture and services. The review of the Bantry Electoral Area Local Area Plan will need to ensure that adequate land and infrastructure are provided. The review of the Bantry Electoral Area Local Area Plan will also assess the need for additional zoned land to accommodate the targeted population and identify the potential of the private airstrip close to Bantry Town.

In addition, the review of the Local Area Plan will need to assess the vitality and viability of the town centre and make recommendations for possible improvements or intensification of retail activity. The sequential test and retail impact methodologies may indicate appropriate locations for some modern retail formats. The Joint Retail Strategy identifies Bantry as a County Town where its strategic aim is to encourage incremental growth in line with current and planned population levels.

The 2006 Housing Land Availability Study identified sufficient land in Bantry to build about 1425 units.

Bantry	2002	2006	2020 Target	Growth 2006-2020
Population	3,150	3,309	5484	2,175
Households*	1,061	1,165	2,304	1,139

November 2008

MAIN REPORT

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**RELEVANT SUBMISSIONS RECEIVED**

2679	2687	2683	2179				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

No reference is made to protection of the natural and built heritage of the area nor is there reference to the protection and improvement of quality of life. The Marine Leisure Infrastructure Strategy may provide protection but there is a large degree of uncertainty. Recommend that include reference to 'the protection of the natural and built heritage of Bantry' and reference to 'the protection and improvement of quality of life' in the objective.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

The relevant planning issues raised in this submission are concerned with;

1) The pressure for provision of large food retail stores in edge or out of town centre locations due to the topographical constraints of the town, and the need to assess the vitality and viability of the town centre.

The plan recognises that town centres are the primary location for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore no modification of the proposed change is recommended.

2) The SEA process has identified the need to include reference to ‘the protection of the natural and built heritage of Bantry’ and reference to ‘the protection and improvement of quality of life’ in the objective.

It is proposed to modify the proposed change to take account of this.

3) Indications are that the projected population growth for Bantry will lead to a requirement for the expansion of existing primary school sites.

IT IS RECOMMENDED THAT A MODIFICATION BE MADE TO THE PROPOSED CHANGE TO REFLECT THIS.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Bantry

SET 1-29	<p>” It is an objective of this plan to develop Bantry as a significant District Employment Centre, an important centre of population with potential for enhanced employment and transport links for future tourism, marine and port related activity and <u>protect its natural and built heritage so as to protect and improve quality of life</u>. It is important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented. “</p>
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In recent years, the range of services in Bantry’s town centre has expanded with the increase in comparison retail and the development of a new hotel along the waterfront on the western approach to the town. Bantry Bay **together with Bantry House and Gardens** provides a dramatic and attractive landscape setting for the town centre. The potential of the town as a centre for population and employment has been limited because of inadequate sanitary infrastructure and it is critical that this issue be resolved in the future. **Recently, solutions to the water and sanitary infrastructure have been identified that will provide capacity to service zoned land in the immediate future. The Bantry Electoral Area Plan will secure the provision of a relief road to relieve congestion in the town centre, the development of zoned lands on the eastern side of the town, the**

enhancement of its role as a district employment centre and as an important location for marine and aquaculture industries.

As a district employment centre, Bantry will need to provide employment opportunities to sustain the future population growth planned not only for the town but also for much of the rural hinterland. Key sectors will be tourism (e.g. Bantry House) artisan foods, marine fishing, aquaculture and services. The review of the Bantry Electoral Area Local Area Plan will need to ensure that adequate land and infrastructure are provided. The review of the Bantry Electoral Area Local Area Plan will also assess the need for additional zoned land to accommodate the targeted population and identify the potential of the private airstrip close to Bantry Town.

Indications are that the projected population growth for Bandon will lead to a requirement for the expansion of existing primary school sites.

In addition, the review of the Local Area Plan will need to assess the vitality and viability of the town centre and make recommendations for possible improvements or intensification of retail activity. The sequential test and retail impact methodologies may indicate appropriate locations for some modern retail formats. The Joint Retail Strategy identifies Bantry as a County Town where its strategic aim is to encourage incremental growth in line with current and planned population levels.

PROPOSED CHANGE NO. 3.8

PROPOSED CHANGES TO BLARNEY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-7, paragraph 3.3.14, table 3.5 and replace with the following:

Blarney

SET 1-7	It is an objective of this Plan to secure the implementation of the major mixed-use development proposed in the Blarney-Kilbarry Special Local Area Plan to co-ordinate with the re-opening of the railway station.
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The CASP Update envisages further population growth along the rail line to the north and east of the City including Blarney; however it is not envisaged that this will require significant additional lands to be zoned. **The Special Local Area Plan adopted in September 2005 provides for 2,500 units at Stoneview and this development also requires proposals for the provision of a new railway station, including park and ride facilities and the timing of its construction.** Indications are that the projected population growth for Blarney will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Blarney Special Local Area Plan.

The Joint Retail Strategy hierarchy identifies Blarney as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

Blarney should maintain its role to act as an integrated employment centre and form an important part of the mixed-use development. It is also important to protect the character of the older part of the town nearest the Castle through careful management of new development to reinforce the importance of this area to the County's tourism industry.

The 2006 Housing Land Availability Study identified sufficient land in Blarney to build about 3054 units based on the density standards adopted in the SLAP.

Blarney	2002	2006	2020 Target	Growth 2006-2020
Population	2,146	2,400	7,533	5,133
Households*	673	797	3,174	2,377

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2526	2516	2684	2179				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

This is a very site specific objective that relates to Greenfield lands thus the objective to maximise the sustainable reuse of brownfield lands and the existing built environment rather than developing Greenfields lands, probably cannot be mitigated against. While reference could probably be made to promoting sustainable development in line with infrastructural requirements, proposed change 3.1 does provide for plan led development. The proposed rail station will provide for sustainable travel and thus will have a minimal effect on the environment. However the scale of the development is a concern as it may have a significant impact on the landscape and the surrounding environment. It is recommended to include the following reference in the objective: **"in implementing this proposal consideration shall be given to the proper planning and Sustainable development of the area in line with infrastructural requirements and in consideration of the landscape and the environmental setting of the area."**

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with;

1) Allowing an increased housing density above the specified 2500 units proposed at Stoneview in the Blarney/Kilbarry Special Local Area Plan.

The number of units proposed for Stoneview was arrived at after extensive public consultation and is confirmed in the approved masterplan for the area. Therefore, it is recommended that no modification be made to the proposed change.

2) That the population projections for Blarney are too low.

The population figures were derived from the CASP Update and do not include the full completion of the Stoneview Development. Therefore the population projections for Blarney are not considered too low and no modification to the figures is proposed.

3) The SEA process has identified some concerns about the impact of the Stoneview development on the landscape, however;

-The proposal at Stoneview stems from a Special Local Area Plan prepared before the advent of the SEA Legislation,

- A detailed master plan including a landscape strategy and proposals to address the visual impacts of the development has been prepared,

- An Bord Pleanala has granted permission for the infrastructure required for the development.

4) Indications are that the projected population growth for Blarney will lead to a requirement for the expansion of existing school sites and also through the development of new green field site for a primary school.

This issue is already addressed in the proposed change and no modification of the proposed change is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED:

PROPOSED CHANGE NO. 3.9

PROPOSED CHANGES TO BUTTEVANT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete objective SET 1-23 and paragraph 3.3.18, table 3.19 and replace with the following:

Buttevant

SET 1-23	The objective of this Plan is to reverse recent declining trends in the town so that its population base and employment capacity will be strengthened in the future. It is also an objective to recognize its important strategic position on the Atlantic Gateway Corridor and the importance of direct links to the National Primary Route Network.
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Buttevant is located between Mallow and Charleville within the Atlantic Corridor and acts as a service provider for its rural hinterland. Currently the railway station in Buttevant is not in use but in future consideration could be given to reopening the station as part of the Atlantic Gateway initiative and the Mallow Electoral Area Local Area Plan. There are **short-medium** term proposals to upgrade the N20 to motorway standard and **links from this National Primary Route to Buttevant are important.** The recent completion of the waste water treatment plant and a riverside walk along the Awbeg, would further enhance the environmental amenity of the town. **The Joint Retail Strategy hierarchy identifies Buttevant as a County Town which suggests incremental growth in retail floorspace in line with current and planned population levels.**

The 2006 Housing Land Availability Study identified land to build about 296 residential units, based on the current LAP and on densities appropriate for a village. The change in status of Buttevant, to a County Town in this plan allows for an increase in density where it is considered practicable and in accordance with the proper planning and sustainable development of the settlement. If there is a requirement to identify additional lands for development, this will be carried out as part of the review of the local area plan. There is a need to secure sequential and orderly development in this settlement and the local area plan will also give further guidance on this.

Buttevant	2002	2006	2020 Target	Growth 2006-2020
Population	987	914	1,501	587
Households*	331	323	633	310

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2043							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSES

The relevant planning issue raised in this submission is concerned with the reference to importance of direct links from Buttevant to the National Primary Road Network and that such reference should be omitted as it is prejudicial to ongoing assessments and subsequent statutory process for the national road schemes.

It is considered that high quality links to the national road network are critical for the future development of the town given County Town status in this plan. Therefore it is recommended that a modification to the proposed change be made to reflect this requirement. Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Buttevant

SET 1-23	The objective of this Plan is to reverse recent declining trends in the town so that its population base and employment capacity will be strengthened in the future. It is also an objective to recognize its important strategic position on the Atlantic Gateway Corridor and the importance of <u>high quality links</u> direct links to the National Primary Route Network.
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PROPOSED CHANGE NO. 3.10**PROPOSED CHANGES TO CARRIGALINE****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-8, paragraph 3.2.15, and table 3.6 and replace with the following:

Carrigaline

SET 1-8	It is an objective of this Plan to consolidate the rapid growth of recent years broadly within the town's existing development boundary, protecting the important Green Belt areas.
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~~To the west of the town the River Owenabue flood plain and steep hills that form its valley limit the potential for development. The potential for enhanced public transport infrastructure will be addressed in the CASP Update Project and consideration will be given in the Carrigaline Electoral Area Plan to measures needed to improve the attractiveness of the town centre and provide additional social infrastructure, including the provision of an additional post primary school.~~

The review of the Carrigaline Electoral Area Plan will include measures required to focus on the consolidation of the town centre, with additional retail/services/commercial and residential uses, taking into account the flooding potential of **issues in** the town, the high amenity and environmental value along the Owenabue River corridor, as well as the provision of substantial soft infrastructure to support the town's population, including recreational and amenity areas and the provision of **additional educational facilities**.

In terms of hard infrastructure, the transport plan prepared for Carrigaline focuses on the importance of the delivery of the relief road to the west of the town, required in order to alleviate some of the current traffic congestion within the town and also improvement to the public transport infrastructure in the town. The Carrigaline Transportation Plan has also identified a requirement for a western bypass to the town and consideration will be given to identifying a suitable route during the life time of this plan. In addition, the town will link into the proposed Lower Harbour Sewerage scheme, and future water supply will be provided from the Cork Harbour and City scheme. Consideration will also be given to achieving the town's potential as a district employment centre. In addition, the Joint Retail Strategy hierarchy identifies Carrigaline as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

The 2006 Housing Land Availability Study identified sufficient land in Carrigaline to build 1483 units, and in addition the Amendment to the Carrigaline Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 2711 units.

Carrigaline	2002	2006	2020 Target	Growth 2006-2020
Population	11,191	12,835	14,066	1,231
Households*	3,508	4,264	5,855	1,591

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2674	2780	2179					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with;

1) The deficit of office space in the town to sustain the projected office growth and the need to conduct a study of office space under the Local Area Plan review.

This is a matter for the Local Area Plan review process to consider and no further modification of the proposed change is recommended.

2) The importance of the new road that has been built from the proposed Western relief road to Ballea Road is highlighted.

The importance of good road infrastructure for the town is highlighted in the proposed change and no further modification is recommended.

3) Indications are that the projected population growth for Carrigaline will lead to a requirement for the expansion of existing primary and secondary school sites.

It is recommended that a modification be made to the proposed change to reflect this.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

The review of the Carrigaline Electoral Area Plan will include measures required to focus on the consolidation of the town centre, with additional retail/services/commercial and residential uses, taking into account the flooding potential of **issues in** the town, the high amenity and environmental value along the Owenabue River corridor, as well as the provision of substantial soft infrastructure to support the town's population, including recreational and amenity areas and the provision of **additional educational facilities on existing primary and secondary school sites.**

PROPOSED CHANGE NO. 3.11**PROPOSED CHANGES TO CARRIGTWOHILL****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-9, paragraph 3.3.16, table 3.7 and the Diagram of Carrigtwohill and replace with the following:

Carrigtwohill

SET 1-9	It is an objective of this Plan to secure the completion of the major mixed-use development proposed in the Carrigtwohill Special Local Area Plan planned to co-ordinate with the re-opening of the railway station.
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The CASP Update envisages further population growth along the rail line to the north and east of the City including Carrigtwohill, with the additional growth occurring mainly after 2014. It is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development.

Given the lack of progress to date and the critical importance of this development area to the Cork Suburban Rail Network Project, the County Council intends to take steps in addition to those identified in the SLAP to ensure that a Masterplan is put in place in a timely and efficient manner.

In addition, consideration will also be given to improvements to the existing town centre extending the range of retail functions, enhance the attractiveness of the public realm and improving the quality of life for the town's residents. Major existing and planned employment development warrant the town's designation as a strategic employment centre, while retaining its attractive setting within the Metropolitan Green Belt.

Indications are that the projected population growth for Carrigtwohill will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Carrigtwohill Special Local Area Plan. Additional focus on the provision of significant hard and soft infrastructure, including self-sustaining retail and service functions is required. The town benefits from good road connections onto the N25, although there are capacity issues at peak periods. Local road infrastructure needs to be improved. Carrigtwohill lies within an area of special scenic landscape, affording excellent opportunities for a high quality living environment. The Joint Retail Strategy hierarchy identifies Carrigtwohill as a Metropolitan Town, which seeks expansion in line with the planned population and employment developments for the settlement.

The 2006 Housing Land Availability Study identified sufficient land in Carrigtwohill to build about 3069 units based on the density standards adopted in the SLAP.

Carrigtwohill	2002	2006	2020 Target	Growth 2006-2020
Population	1,411	2,782	12,012	9230
Households*	442	924	5,012	4088

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* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**RELEVANT SUBMISSIONS RECEIVED**

2398	2179						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by this submission are concerned with;

1) The access to public transport and the need for reference to the development of an additional rail station at Carrigtwohill West.

Objective INF 2-7 in Chapter 6 sets out the criteria for assessing the need for additional railway stations against which such proposals can be assessed. It is not recommended to make any further modification to the proposed change.

2) Indications are that the projected population growth for Carrigtwohill will lead to a requirement for 2 primary schools and a post primary school site on new green field sites.

This requirement has been identified in the proposed change and therefore, no modification to the proposed changes is recommended.

RECOMMENDATION:

ACCEPT THE CHANGE AS PUBLISHED:

PROPOSED CHANGE NO. 3.12

PROPOSED CHANGES TO CASTLETOWNBERE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete objective SET 1-30, paragraph 3.3.26, table 3.26 and replace with the following:

SET 1-30	The objective of this Plan is to support and expand its designation as a specialist employment centre. It is also important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.
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Castletownbere is located on the Beara Peninsula and has a unique landscape setting with an important harbour where fishing and marine related activities are central to its employment function. The town's dramatic and unspoilt landscape is an important asset for the development of its tourism activity. **The Bantry Electoral Area Plan will secure the provision of a relief road which will feed into a traffic management plan, critical to the future development of the settlement,** together with the provision of social and community facilities. **The local area plan will also take into account the findings of the proposed integrated development strategy to be prepared for Castletownbere. It is also important that the objectives of the Marine Leisure Infrastructure Strategy for West Cork which was prepared by Cork County Council and the Coastal and Marine Resources Centre (UCC) in 2007 are fully implemented as a key part of the development of the settlement. It is considered important that a special study of the harbour area be prepared as part of the Integrated Development Strategy for Castletownbere and its hinterland that may be undertaken by the County Development Board.**

The Joint Retail Strategy hierarchy identifies Castletownbere as a County Town which seeks its consolidation as a local service centre.

The 2006 Housing Land Availability Study identified sufficient land in Castletownbere to build 665 units, and in addition the Amendment to the Bantry Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1065 units.

Castletownbere	2002	2006	2020 Target	Growth 2006-2020
Population	875	868	1,439	571
Households*	295	306	605	299

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

No reference is made to protection of the natural and built heritage of the area nor is there reference to the protection and improvement of quality of life. The Marine Leisure Infrastructure Strategy may provide protection but there is a large degree of uncertainty.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with

1) The deletion of reference to County Development Board and include as an objective Cork County Council.

It is considered that the County Development Board has a statutory obligation for the county's economic development and therefore it is recommended that no modification to the proposed change be made in this case.

2) The SEA process has raised a concern relating to the protection of the natural and built heritage and the protection and improvement of quality of life.

It is recommended that the objective be modified to take account of these concerns.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

SET 1-30	The objective of this Plan is to support and expand its designation as a specialist employment centre, <u>protect the natural and built heritage and protect and improve the quality of life.</u> It is also important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.
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PROPOSED CHANGE NO. 3.13

PROPOSED CHANGES TO CHARLEVILLE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph 3.3.19, table 3.20 and replace with the following replace with the following:

There are medium/long term proposals to upgrade the N20 to motorway standard and off-street car parking would also enhance the amenity value of the town and enable full appreciation and enjoyment of the town’s architectural heritage. The town’s role as a district employment centre needs to be considered. Detailed proposals will be set out in the Kanturk Electoral Area Local Area Plan. **The Joint Retail Strategy hierarchy identifies Charleville as a County Town which seeks incremental growth in line with current and planned population levels.**

Indications are that the projected population growth for Charleville will lead to a requirement for the expansion of existing school sites and also possibly through the development of new green field sites.

The 2006 Housing Land Availability Study identified sufficient land in Charleville to build about 1124 units.

Charleville	2002	2006	2020 Target	Growth 2006-2020
Population	2,685	2,984	4,925	1,941
Households*	901	1,054	2,078	1,024

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2179							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by this submission are that the projected population growth for Charleville will lead to a requirement for the expansion of existing school sites and also through the development of a new green field site for a primary school.

This issue has been addressed in the proposed change and no modification is required.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.14**PROPOSED CHANGES TO CLONAKILTY****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include the following text to objective SET 1-31, paragraph 3.3.27 and table 3.27:

SET 1-31	It is an objective of this Plan to develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork.
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Consideration will be given to the need for a Special Local Area Plan to guide this development strategy **and it will be important for close co-operation between the Town Council and the County Council in the preparation of this plan.** The town acts as an important tourist centre due to its proximity to the West Cork coastline with its plentiful supply of beaches. It also has an attractive town centre including a number of hotels and other forms of tourist accommodation. **In order to establish a balance within the County, Clonakilty is designated in this plan as an Integrated Employment Centre to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation and roads infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area. Within the town itself, a Transportation Plan is being prepared and this will provide guidance on the movement of people around the town and in identifying the town's core area. In addition, it is important that the future development of the town is sympathetic to the architectural and historic character of the town. The Joint Retail Strategy identifies Clonakilty as a County Town, which suggests its expansion in line with population growth to become the main retail centre in West Cork.**

Indications are that the projected population growth for Clonakilty will lead to a requirement for the expansion of existing school sites and also possibly through the development of new green field sites.

The 2006 Housing Land Availability Study identified sufficient land in Clonakilty to build 166 units, and in addition the Amendment to the Skibbereen Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1280 units.

Clonakilty	2002	2006	2020 Target	Growth 2006-2020
Population	3,698	4,154	7,218	3,064
Households*	1,245	1,463	3,033	1,570

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**RELEVANT SUBMISSIONS RECEIVED**

2528	2530	2530	2179				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by these submissions are;

1) The preparation of a Clonakilty Special Local Area Plan should be made a priority in order to achieve the town's growth targets and that Objective SET 1-31 should be amended to reflect this.

The need for a Special Local Area Plan to guide the future growth of the town and the importance of close co-operation between the County Council and the Town Council is already recognised in the proposed change. It is recommended that no modification be made to the proposed change.

2) Indications are that the projected population growth for Clonakilty will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites at primary school level.

This issue is reflected in the proposed change and no modification is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED:

PROPOSED CHANGE NO. 3.15

PROPOSED CHANGES TO CORK CITY SOUTH ENVIRONS – CORK INTERNATIONAL AIRPORT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph 3.2.6 and by adding the following text:

The Special Local Area Plan will be prepared in line with the objective in Chapter 6 of this plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2527							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGERS RESPONSE

The relevant planning issue raised by this submission is concerned with the need to make particular reference to the Special Local Area Plan for Cork International Airport and the future development of the airport in line with Objective INF 4-3 and not refer to Chapter 6 as in the proposed change.

It is considered that this would bring additional clarity to the plan and a modification is recommended.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

The Special Local Area Plan will be prepared in line with the objective in Chapter 6 of this plan in line with Objective INF 4-3 in Chapter 6 of this Plan.

PROPOSED CHANGE NO. 3.16**PROPOSED CHANGES TO CORK CITY SOUTH ENVIRONS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-3, paragraph 3.2.5, and table 3.2 and replace with the following:

Cork City South Environs

SET 1-3	<p>It is an objective of this Plan to consolidate the rapid growth of recent years with the provision of services, social infrastructure and recreational facilities in the future, protecting the important Green Belt areas to the south and directing pressure for new growth towards the City's North Environs where it can assist in rebalancing the city as a whole.</p> <p>In addition, the Carrigaline Electoral Area Plan will pay particular attention to the future development potential of the Tramore Valley.</p>
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The CASP Update Project **gives guidance on** the potential for new public transport infrastructure to assist in reducing road congestion and **it also gives** clear guidance on the potential of the area to accommodate additional population. The Carrigaline Electoral Area Plan will establish clear limits on the development of the area, address problems of congestion and improve the quality of life for residents by encouraging the provision of improved social infrastructure, recreation facilities and consolidating its role as a district employment centre.

The population of the City South Environs has grown rapidly in recent years. Although the target population for 2020 represents only a modest increase above present levels the projected fall in household size is likely to result in significant growth in the number of future households and strong demand for house building. Up to 2014, it will be necessary to maximise the use made from existing zoned land and the Local Area Plan review will give more detailed guidance on density. After 2014, the future focus of the South City Environs area will be centred around the redevelopment of the Tramore Road area for more employment intensive uses, as well as significant residential development, and the delivery of a high quality public transport corridor connecting the Airport and the Airport Business Park to the City Centre and Ballyvolane.

The potential of this area warrants close cooperation with the City Council so as to ensure a high quality environment achieved through an appropriate balance of land uses. Development in Douglas will promote urban regeneration of the district centre to include a wider range of uses and enhanced shopping, social, leisure and recreation facilities serving the community. In addition, the Joint Retail Strategy hierarchy identifies the Cork Suburbs (Douglas) as a District Centre.

There is potential for significant employment development on brownfield land close to Douglas centre.

The 2006 Housing Land Availability Study identified sufficient land in the Cork City South Environs to build about 571 units, and in addition the Amendment to the Carrigaline Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 1050 units.

South Environs	2002	2006	2020 Target	Growth 2006-2020
Population	26,381	30,002	30,102	100
Households*	8,270	9,967	12,434	2467

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2780							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

The positive aspects of the proposed objective in relation to the Tramore Valley and its location are recognised in terms of the potential to utilise Brownfield lands, the proximity to existing service infrastructure and the potential to connect to existing and future transport links. Sustainable development of the Tramore Valley needs to be emphasised in the wording of the objective.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with;

1) The need for developments in Douglas to facilitate or provide traffic and transport solutions that compliment green routes and other City and County initiatives while providing high quality urban design and further enhancing Douglas position as a mixed use District Centre.

It is considered that issues relating to the need for good public transport and the need to achieve a high quality environment are already addressed in the proposed change. No further modification is recommended to address this issue.

2) The SEA process has highlighted the positive aspects of redeveloping the brownfield sites in the Tramore Valley in a sustainable manner and recommends that a modification to the objective by inserting the word "sustainable" be made.

It is recommended that the proposed change be modified.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:****Cork City South Environs**

SET 1-3	<p>It is an objective of this Plan to consolidate the rapid growth of recent years with the provision of services, social infrastructure and recreational facilities in the future, protecting the important Green Belt areas to the south and directing pressure for new growth towards the City's North Environs where it can assist in rebalancing the city as a whole.</p> <p>In addition, the Carrigaline Electoral Area Plan will pay particular attention to the future <u>sustainable</u> development potential of the Tramore Valley.</p>
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PROPOSED CHANGE NO. 3.17

PROPOSED CHANGES TO CURRAHEEN

PROPOSED CHANGE

It is proposed to make a change to the draft plan to add the following paragraph following paragraph 3.2.6:

The CASP Update notes that growth in the southwest is focussed on additional job creation in CUH, CIT and UCC with the development of the Wilton District Centre and the Curraheen neighbourhood centre. The document also notes that a location for the provision of science and technology facilities together with a specialist centre for R&D and technical innovation activities modelled on best international practice including focused business space linked to CIT and UCC has been identified at Curraheen on lands west of CIT. A study is currently in hand to review the effectiveness of the existing zoning in Curraheen that will require an amendment to the Carrigaline Electoral Area Local Area Plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2664	2399						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by this submission are concerned with;

1) Facilitating the creation of viable zones of development where employment areas are sufficiently close to new residential areas so as to permit sustainable modes of transport and community formation.

It is considered that mixed use residential developments in this area would not be in keeping with the Councils intention to locate science and technology facilities together with a specialist centre for R&D and technical innovation activities in the area. Such potential is under active consideration and it would be premature pending amendment of the Carrigaline Electoral Area Local Area Plan to make any changes. It is recommended that no modification to the proposed change be made.

2) It is proposed that the Curraheen Neighbourhood Centre should be located on the former FAI grounds, which are currently zoned for student village.

The location of the Curraheen Neighbourhood Centre and any change in the zoning status of the former FAI grounds is a matter for consideration under the Local Area Plan review process. It is recommended that no modification to the proposed change be made.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.18

PROPOSED CHANGES TO CORK CITY NORTH ENVIRONS (1)

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following paragraph after 3.2.8:

The CASP Update suggests that the redevelopment of Tivoli, factoring in the existing rail line, provides the opportunity to deliver increased population and employment for the City, linked to the possible relocation of the Port of Cork container terminal. In this eventuality an additional station at Tivoli to support the future redevelopment of this area may also be required. It is recommended that the demand forecasts for the railway corridor be reviewed and updated after the opening of the Midleton Rail Corridor in 2009 taking into account the CASP Update Strategy.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2478							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by this submission are concerned with including the CASP recommendations and giving a commitment to the relocation of the Tivoli container terminal to Ringaskiddy. The word "possible" should be replaced with the word "planned"

The plan supports the relocation of the Tivoli Container terminal and there is no objection to replacing the word possible with the word planned. Recommend that text is modified as follows.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

The CASP Update suggests that the redevelopment of Tivoli, factoring in the existing rail line, provides the opportunity to deliver increased population and employment for the City, linked to the ~~possible~~ planned relocation of the Port of Cork container terminal. In this eventuality an additional station at Tivoli to support the future redevelopment of this area may also be required. It is recommended that the demand forecasts for the railway corridor be reviewed and updated after the opening of the Midleton Rail Corridor in 2009 taking into account the CASP Update Strategy.

PROPOSED CHANGE NO. 3.19**PROPOSED CHANGES TO CORK CITY – NORTH ENVIRONS (2)****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-4, paragraph 3.2.7 and table 3.3 and the Diagram of Cork City North Environs and replace with the following:

North Environs

SET 1-4	It is an objective of this Plan to recognise the important role that this area will play in rebalancing the city socially and economically and relieving excess development pressure from the City South Environs. In addition the Blarney Local Area Plan will need to set out a framework for the future development of the Ballyvolane area.
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Although less well served by transportation, sanitary and other infrastructure than other parts of the city, many parts of the North Environs are located close to the city centre. **The CASP Update Project, gives priority to locations close to the city for new population growth, in addition to the allocation to the city itself and along the railway line. This is designed to meet sustainable development objectives and facilitate public transport provision. It also gives a greater choice of residential location and type for people who would like to live in or close to the city. As a result, a significant increase in population is targeted for Ballyvolane, and the review of the Blarney Local Area Plan will need to set out a framework for this development.**

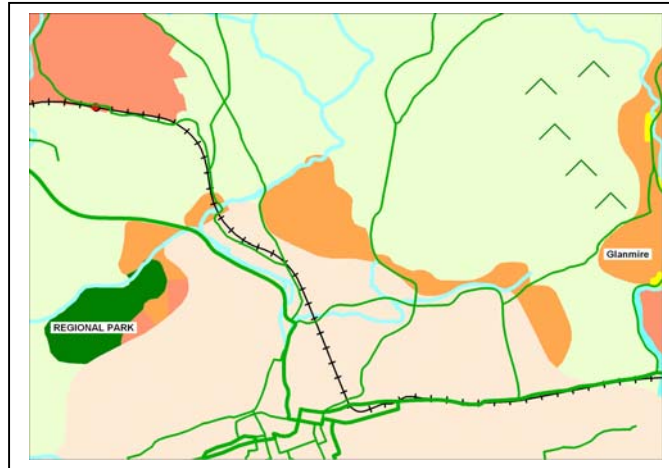
The proposed spatial strategy involves reinforcing the City's role as the engine for growth for the region. It will be important to seek a co-ordinated approach to development in this location, in co-operation with the City Council and to allow for the timely provision of social and physical infrastructure, which is essential to the future development of the area.

In addition, the Joint Retail Strategy hierarchy identifies the Cork Suburbs (Ballyvolane) as District Centres, which seeks the development of mixed use to include retail with urban design and access improvements with the possibility of new/expanded district centres to serve the north – west.

The 2006 Housing Land Availability Study identified sufficient land in the Cork City North Environs to build about 417 units.

North Environs	2002	2006	2020 Target	Growth 2006-2020
Population	3,778	4,732	9,031	4299
Households*	1,184	1,572	3,789	2217

*Estimate



NOTE: THIS CHANGE REFERS TO THE TEXT AND DIAGRAM OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2679	2669	2440	2673	2157	2532		

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by these submissions are concerned with;

1) Addressing the imbalance in the retail provision between the North and South Environs, with the provision of additional district centres in the northern suburbs.

The plan recognises that town centres are the primary location for retail activity. Chapter 5 of the plan sets out guidance on the future distribution of retail floor space between the North and South Environs and combined with the Retail Guidelines provides a framework for other locations to be considered. Therefore, no modification of the proposed change is recommended.

2) Improve connectivity in the area by strengthening the network of pedestrian and vehicular connections between the different land uses.

This is a matter for the local area plan review process and no modification of the proposed change is recommended.

3) Consideration should be given to preparing a draft framework plan for the area which would indicate if additional lands are required to be zoned to meet future growth.

The location and scale of development shall be considered in the local area plan review process and no modification of the proposed change is recommended.

4) Reference should be made to Kilbarry as well as Ballyvolane given that there will be a railway station at Kilbarry and there it can accommodate additional housing and a new road can be built linking Dublin hill with Kilbarry.

Kilbarry and Kilbarry railway station sites are located within the City Council boundary and it would not be appropriate to include objectives relating to lands outside of the functional area of Cork County Council and no modification of the proposed change is recommended.

5) Greater focus need to be put on the Lotamore area as an ideal location for residential development, given its strategic location with good access.

The development of Lotamore area could impact negatively on the Metropolitan Greenbelt and the need to maintain a strategic gap between the city suburbs and Glanmire and any future development in this area need to be carefully considered as part of the Local Area Plan review process and no modification of the proposed change is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.20**PROPOSED CHANGES TO COBH****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-10, paragraph 3.2.17 and table 3.8 and replace with the following:

Cobh

SET 1-10	It is an objective of this Plan to facilitate the development of the town to fulfil its potential as a centre for population and as a district employment centre.
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Cobh overlooks Cork Harbour which provides an attractive setting. **Cobh has significant potential as the tourism base for East Cork, with a number of significant attractions, further enhanced by its cruise terminal, and the potential for an iconic tourism product at Spike Island. The town's commuter rail service to Cork has helped sustain relatively rapid population growth in recent years but the lack of modern road infrastructure and waste water treatment facilities threatens its future potential for further population and employment growth. The town has the opportunity to increase its residential population further to sustain and deliver additional retail, commercial and service functions to support the resident and tourist populations.**

The most appropriate location for this is to the north of the town along the Ballynoe Valley, which will consolidate the commercial function established at Ticknock. Growth here should be linked to the provision of a new rail station at Ballynoe and should have connectivity to the town of Cobh. The CASP Update acknowledges that there is also potential to redevelop the former IFI site at Marino Point. The review of the local area plan will establish an appropriate development framework for this site. The potential of waterbased links from Cobh to Cork City should also be explored for example water buses, to cater for both local and tourist commuting.

Typography and heritage constraints limit the potential of the intensification of the town centre, although an urban design strategy is proposed which should address some of these issues. The Joint Retail Strategy hierarchy identifies Cobh as a Metropolitan Town, which seeks the provision of more convenience and tourism comparison floorspace.

The CASP Update Project will provide guidance on the future scale of growth that can be sustained and on the future potential of redundant industrial facilities at Marino Point. A **Special Study** will be prepared jointly with the Town Council to resolve critical infrastructure issues and set out a development framework to inform future Local Area Plans.

The 2006 Housing Land Availability Study identified sufficient land in Cobh to build about 1195 units.

Cobh	2002	2006	2020 Target	Growth 2006-2020
Population	9,811	11,303	14,543	3,240
Households*	3,076	3,755	6,051	2,295

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2679	2165	2179					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by these submissions are concerned with;

1) The provision of large retail stores in edge or out of town centre locations in Cobh, due to the topographical and heritage constraints of the town.

The plan recognises that town centres are the primary locations for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore no modification of the proposed change is recommended.

2) Rewording of the text in proposed change 3.20, to include "along the Ballynoe valley as far as Ballywilliam to the East, which will consolidate the commercial function established at Ticknock"

It is considered that existing development in the Ticknock area needs to be consolidated before any further expansion could be considered and the local area plan review will inform such decisions. Therefore no modification of the proposed change is recommended.

3) Indications are that the projected population growth for Cobh will lead to a requirement for the development of new primary school and post primary school on green field sites.

It is recommended that the proposed change be modified to reflect this requirement.

RECOMMENDATION:***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

Topography and heritage constraints limit the potential of the intensification of the town centre, although an urban design strategy is proposed which should address some of these issues. The Joint Retail Strategy hierarchy identifies Cobh as a Metropolitan Town, which seeks the provision of more convenience and tourism comparison floorspace.

Indications are that the projected population growth for Cobh will lead to a requirement for the development of new primary school and post primary school on green field sites.

~~The CASP Update Project will provide guidance on the future scale of growth that can be sustained and on the future potential of redundant industrial facilities at Marine Point. A Special Study will be prepared jointly with the Town Council to resolve critical infrastructure issues and set out a development framework to inform future Local Area Plans.~~

PROPOSED CHANGE NO. 3.21

PROPOSED CHANGES TO DUNMANWAY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph 3.3.28, SET 1-32 and table 3.28 and replace with the following:

Dunmanway

SET 1-32	The objective of this Plan is to strengthen the role of Dunmanway as an important centre of population, employment, recreation, amenity and services serving a wide rural hinterland.
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There is also potential to strengthen the town's tourism industry due to its location close to the main tourism centres in West Cork and its role as a district employment centre. The Skibbereen Electoral Area Plan will provide for an increased level of comparison-shopping in the town **taking guidance from the Joint Retail Strategy which identifies Dunmanway as a County Town focussing on its consolidation as a local service centre. In addition, the local area plan will support the objectives of the Integrated Strategy for Dunmanway, acknowledging its development potential to the north of the settlement and its strategic location within West Cork also** addressing congestion and recreation issues. **The town has benefited from recent infrastructure improvements.**

The 2006 Housing Land Availability Study identified sufficient land in Dunmanway to build about 776 units.

Dunmanway	2002	2006	2020 Target	Growth 2006-2020
Population	1,532	1,522	1,976	454
Households*	516	536	830	294

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No planning issues have been raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.22

PROPOSED CHANGES TO FERMOY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-17, paragraph 3.3.8 and table 3.14 and replace with the following:

Fermoy

SET 1-17	It is an objective of this Plan to promote support urban renewal and regeneration within the town centre, commercial and retail development in the County area along the River Blackwater and to expand its commercial base and strengthen its function as a district employment centre.
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The CASP Update Project suggests that growth will be experienced in Fermoy town and its hinterland and Fermoy Electoral Area Plan will make provision for this growth together with enhanced services, social infrastructure and future employment requirements. In addition, the Retail Strategy for the County identifies Fermoy as a Ring Town with potential for town centre regeneration forming part of its overall strategy. Indications are that the projected population growth for Fermoy will lead to a requirement for an expansion of existing school places at primary level. The completion of the bypass has reduced the volume of through traffic in Fermoy, which has created opportunities for rejuvenation of the town centre. The setting of Fermoy within the Blackwater Valley provides an attractive backdrop for the town and should be protected. Flood management issues also need to be addressed.

The 2006 Housing Land Availability Study identified sufficient land in Fermoy to build about 1572 units, and in addition the Amendment to the Fermoy Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 2194 units.

Fermoy	2002	2006	2020 Target	Growth 2006-2020
Population	4,804	5,873	6,640	767
Households*	1,565	1,998	2,844	846

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2780	2045	2718	2179				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

The objective is positive in that it supports the urban renewal and regeneration of the town centre of Fermoy. There is concern that the wording of the objective could have negative environmental consequences in terms of what is appropriate development along the River Blackwater. The objective raises concerns regarding the impact of peripheral development in the town, particularly with respect to encouraging development on Brownfield sites, serviceability of such locations and the potential negative consequences of additional traffic generation on quality of life issues. Suggest rewording of the objective to reflect the sensitivities of the location

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

A specific issue has been raised in relation to the proposed change to Fermoy which includes the "support ...[of] commercial and retail development in the County area along the River Blackwater ...". As this area includes the floodplain and cSAC, it may result in significant adverse effects on the cSAC, unless it is qualified by "outside the floodplain and cSAC" after "River Blackwater". If reference to 'commercial and retail development in the County area along the River Blackwater' is to be included in the objective it is recommended that the following wording be added after "River Blackwater" **'outside the floodplain and cSAC'**.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by these submissions are concerned with;

1) The need for the town to develop sequentially with an initial emphasis on the town centre where urban renewal and regeneration are to be encouraged.

The plan recognises that town centres are the primary location for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore no modification of the proposed change is recommended.

2) The SEA and AA processes have raised a concern about commercial and retail development in the county area along the River Blackwater regarding the environmental consequence of such development, the impact of peripheral development in the town, particularly with respect to encouraging development on brownfield sites, serviceability of such locations and the potential negative consequences of additional traffic generation on quality of life issues.

The SEA and AA process have identified some concerns about the impact of development along the River Blackwater on the town, the cSAC and the floodplain, however the Greenfield lands were zoned for town centre use under a Local Area Plan prepared before the advent of the SEA Legislation. It is noted that that it is mandatory to include the recommendation of the AA process and therefore it is recommended that Objective SET 1-17 is modified.

3) Indications are that the projected population growth for Fermoy will lead to a requirement for the expansion of existing school sites at primary and post primary level. It is recommended that a modification to the proposed change be made to reflect this.

ISSUES RELATING TO ANNAGHMORE ARE DEALT WITH IN PART B OF THE MANAGER'S REPORT

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Fermoy

SET 1-17	It is an objective of this Plan to promote support urban renewal and regeneration within the town centre, commercial and retail development in the County area along the River Blackwater and to expand its the town's commercial base and strengthen its function as a district employment centre.
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The CASP Update Project suggests that growth will be experienced in Fermoy town and its hinterland and Fermoy Electoral Area Plan will make provision for this growth together with enhanced services, social infrastructure and future employment requirements. In addition, the Retail Strategy for the County identifies Fermoy as a Ring Town with potential for town centre regeneration forming part of its overall strategy. Indications are that the projected population growth for Fermoy will lead to a requirement for an expansion of existing school places at primary level and post primary level. The completion of the bypass has reduced the volume of through traffic in Fermoy, which has created opportunities for rejuvenation of the town centre. The setting of Fermoy within the Blackwater Valley provides an attractive backdrop for the town and should be protected. Flood management issues also need to be addressed.

PROPOSED CHANGE NO. 3.23**PROPOSED CHANGES TO GLANMIRE****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-11, paragraph 3.2.19 table 3.9 and diagram of Glanmire and replace with the following:

Glanmire

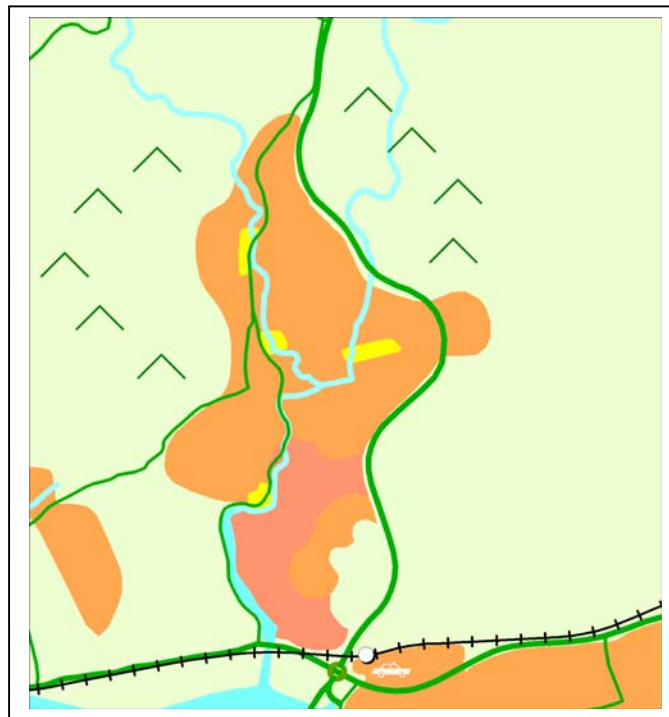
SET 1-11	The objective of this Plan, in line with the proposals set out in the Blarney Electoral Area Plan, is to seek co-ordinated residential development on lands that are within the development boundary.
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The CASP Update project notes the potential for on-going population growth in Glanmire / Riverstown and further detail will be outlined in the Blarney Electoral Area Local Area Plan. This plan will also seek to achieve this growth in tandem with high quality social and community facilities and improved transport linkages, while protecting its attractive woodland setting within Metropolitan Cork. In addition, the Retail Strategy for the County identifies Glanmire as a Metropolitan Town where incremental retail growth should be in line with current and planned population levels. The settlement is identified as having a local role to play in the provision of employment.

The 2006 Housing Land Availability Study identified sufficient land in Glanmire to build about 1602 units.

Glanmire	2002	2006	2020 Target	Growth 2006-2020
Population	6,853	8,385	10,788	2,403
Households*	2,148	2,786	4,510	1,724

* Estimate



NOTE: THIS CHANGE REFERS TO THE TEXT AND DIAGRAM OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2179							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by this submission are that the projected population growth for Glanmire will lead to a requirement for the expansion of existing school sites and also through the development of a new green field site for a primary school. It is recommended that the proposed change be modified to reflect this change.

RECOMMENDATION:***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

The CASP Update project notes the potential for on-going population growth in Glanmire / Riverstown and further detail will be outlined in the Blarney Electoral Area Local Area Plan. This plan will also seek to achieve this growth in tandem with high quality social and community facilities and improved transport linkages, while protecting its attractive woodland setting within Metropolitan Cork. In addition, the Retail Strategy for the County identifies Glanmire as a Metropolitan Town where incremental retail growth should be in line with current and planned population levels. The settlement is identified as having a local role to play in the provision of employment.

Indications are that the projected population growth for Glanmire will lead to a requirement for the expansion of existing school sites and also through the development of new green field site for a primary school.

PROPOSED CHANGE NO. 3.24**PROPOSED CHANGES TO KANTURK****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete paragraph 3.3.20 and table 3.21 replace with the following:

The setting of Kanturk amongst the tributaries of the River Blackwater provides an attractive backdrop for the town and should be protected. The resolution of traffic management issues, including the possible provision of new distributor routes and off-street car parking, will be considered in the Kanturk Electoral Area Plan. **The Joint Retail Strategy hierarchy identifies Kanturk as a County Town, which seeks incremental growth in line with current and planned population levels. The Local Area Plan will encourage the redevelopment of existing brown field sites within the town centre.**

The 2006 Housing Land Availability Study identified sufficient land in Kanturk to build about 858 units, and in addition the Amendment to the Kanturk Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1821 units.

Kanturk	2002	2006	2020 Target	Growth 2006-2020
Population	1,651	1,915	2,400	485
Households*	544	677	1,013	336

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2679	2666	2179					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by the submission in this case are concerned with;

The provision of additional text in the plan regarding a realistic sequential approach to site selection for retail development in the town and that proposed changed text regarding brownfield sites in the town centre is restrictive and should include a proviso that in the event of such sites not becoming available, consideration into the development of alternative sites within the town boundary shall be considered.

The Plan recognises that town centres are the primary locations for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore no modification of the proposed change is recommended.

2) Indications are that the projected population growth for Kanturk will lead to a requirement for the expansion of existing school sites.

It is recommended that the proposed change be modified in order to reflect this.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

The setting of Kanturk amongst the tributaries of the River Blackwater provides an attractive backdrop for the town and should be protected. The resolution of traffic management issues, including the possible provision of new distributor routes and off-street car parking, will be considered in the Kanturk Electoral Area Plan. **The Joint Retail Strategy hierarchy identifies Kanturk as a County Town, which seeks incremental growth in line with current and planned population levels. The Local Area Plan will encourage the redevelopment of existing brown field sites within the town centre.**

Indications are that the projected population growth for Kanturk will lead to a requirement for the expansion of existing school sites.

The 2006 Housing Land Availability Study identified sufficient land in Kanturk to build about 858 units, and in addition the Amendment to the Kanturk Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1821 units.

PROPOSED CHANGE NO. 3.25

PROPOSED CHANGES TO KINSALE

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-18, paragraph 3.3.9/10 and table 3.15 and replace with the following:

Kinsale

SET 1-18	It is an objective of this Plan to protect and enhance the natural and built heritage assets of the town for appropriate development and to facilitate the development of the town as a principal tourist attraction, consolidating and regeneration of the built developed area within its scenic and coastal setting.
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Kinsale has a magnificent enclosed harbour, which includes two important forts and the protection of this scenic coastal environment is important to the economic future of the town. Continued improvements to the road infrastructure in Kinsale should relieve congestion. The review of the **Bandon Electoral Area Plan** will make provision for enhanced services and social infrastructure and marine – leisure facilities.

The town is designated as a district employment centre because of the important role that the tourism economy plays in this part of the County **and the future provision of sites for employment uses will be considered in both the Kinsale Town Plan and the Carrigaline Electoral Area Local Area Plan. In addition, the Retail Strategy for the County identifies Kinsale as a Ring Town with potential for town centre regeneration forming part of its overall strategy.**

The 2006 Housing Land Availability Study identified sufficient land in Kinsale to build about 786 units.

Kinsale	2002	2006	2020 Target	Growth 2006-2020
Population	3,554	4,099	4,304	205
Households*	1,158	1,394	1,802	408

*Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2679	2680	2529					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There relevant planning issues raised by these submissions include:

1) Concerns regarding the provision of larger retail stores in edge or out of town locations and another submission requests the word retail to be included in the text "and future provision of retail and employment uses..."

The Plan recognises that town centres are the primary location for retail activity. Chapter 5 of the plan and the Retail Guidelines provide a framework for other locations to be considered. Therefore no modification of the proposed change is recommended.

2) The inclusion of the word "brownfield" within the main body of the text: "...potential for the town centre and brownfield regeneration..."

It is acknowledged that the issue of regeneration is already addressed in the proposed changes, which would also include brownfield regeneration. The need to specifically include this in the text is unnecessary. Therefore no modification of the proposed change is recommended.

3) Seeking additional clarity with regard to Kinsale as a District Employment Centre and for it to be stated in Objective SET 1-18.

It is considered that is already stated that Kinsale is a District Employment Centre in the main text of the proposed changes. Therefore no modification of the proposed change is recommended.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report

Recommendation:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.26

PROPOSED CHANGES TO LITTLE ISLAND

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-37, paragraph 3.4.5 and replace with the following:

SET 1-37	<p>It is an objective of this Plan to consolidate the development of Little Island as a strategic employment centre, maximising its contribution to the economy of Metropolitan Cork. The Plan will take into account the need to enhance public transport through improved linkages with the existing rail station centred around the existing neighbourhood centre. It is envisaged that this will reduce reliance on the N25 for commuter traffic, protect the environment of the existing residential community and continue the sustainable development of Little Island.</p>
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Its location close to Cork and its good access to National Routes for heavy goods vehicles have been important factors in its economic development. However, although there is a passenger rail service, there is a need for the Blarney Electoral Area Plan to identify measures to reduce congestion caused by commuter traffic, which may threaten the economic potential of the area. **The CASP Update suggests that Little Island, requires an improved linkage with the existing rail station.** More detailed guidance is set out in Chapter 5 of the plan. The island occupies a prominent position in the harbour and it is important to protect and enhance its environmental amenities enjoyed by the community in the area.

Any proposals to change the use of existing sports and recreation facilities will need to be assessed in line with objective HOU 14-2 and the other objectives of this plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2043	2686						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues as raised in the submission in this case are concerned;

1) That proposed changes 3.26 and 5.8 should be co-ordinated.

Specific reference is made in Proposed Change 3.26 to Chapter 5 and both proposed changes have been co-ordinated. Therefore, no modification to the proposed change is recommended.

2) That existing golf course should be considered for alternative employment uses.

It is considered that this is a matter for the local area plan review process to consider and no modification to the proposed change is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.27

PROPOSED CHANGES TO MACROOM

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-19, paragraph 3.3.11 and table 3.16 and replace with the following:

Macroom

SET 1-19	It is an objective of this Plan to promote its growth as a district employment centre by increasing the range of employment opportunities, to enhance support the continued redevelopment of brownfield lands within the town centre in the Macroom Town Plan and to promote its strategic location both within the County and within the south-west region.
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Macroom town has an attractive setting with the Lee Valley and the Gearagh to the south. The provision of the proposed N22 bypass will help reduce through traffic **and allow for environmental improvements in the town centre**. The CASP Update Project gives **further** guidance on the scale of future growth **for Macroom and** the Macroom Electoral Area Plan will make provision for enhanced services and social infrastructure **required for this population growth. In addition, the Retail Strategy for the County identifies Macroom as a Ring Town where expansion should be in line with the planned population growth for the town.**

The 2006 Housing Land Availability Study identified sufficient land in Macroom (Environs) to build about 49 units.

Macroom	2002	2006	2020 Target	Growth 2006-2020
Population	2,985	3,553	3,943	390
Households*	972	1,209	1,702	493

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2792							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in these submissions are concerned with;

1) The discrepancies between the figures for the proposed projected population and the projected increase in the number of households. The submitter highlights that the annual population increase is too low and should be revised.

Future assumptions of household size apply to the population as a whole and not just to growth. The figures are considered correct and in accordance with the CASP Update figures. Therefore, no modifications to the proposed change are recommended.

2) Indications are that the projected population growth for Macroom will lead to a requirement for the expansion of existing primary school sites.

It is recommended that the proposed change be modified to reflect this requirement.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Macroom town has an attractive setting with the Lee Valley and the Gearagh to the south. The provision of the proposed N22 bypass will help reduce through traffic **and allow for environmental improvements in the town centre**. The CASP Update Project gives **further** guidance on the scale of future growth **for Macroom** and the Macroom Electoral Area Plan will make provision for enhanced services and social infrastructure **required for this population growth**. **In addition, the Retail Strategy for the County identifies Macroom as a Ring Town where expansion should be in line with the planned population growth for the town.**

Indications are that the projected population growth for Macroom will lead to a requirement for the expansion of existing primary school sites.

PROPOSED CHANGE NO. 3.28**PROPOSED CHANGES TO MALLOW****PROPOSED CHANGE**

It is proposed to make a change to delete paragraphs 3.3.2 – 3.3.4, SET 1-15 and table 3.13 and add the following text:

Mallow 'Hub' Town

SET 1-15	It is an objective of this Plan through the Mallow Special Local Area Plan, to maximise the economic potential of Mallow as a 'Hub' town within the 'Atlantic Gateway Corridor' and to develop it as a major integrated employment centre so that it fulfils its role within the NSS structure at the regional or county level.
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Mallow's designation as a 'Hub' town and its strategic location within the Atlantic Gateways Corridor supporting the 'Gateways' of Cork and Limerick, make it a critically important driver both in North Cork and within the South West Region. The National Spatial Strategy states that as a 'hub' Mallow "*will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.*"

In June 2007, Mallow Town Council and Cork County Council adopted the Mallow Special Local Area Plan. The plan identifies a new economic strategy for the town, a unified approach to future population growth and a development framework for the town and its' immediate environs.

Mallow is designated as an Integrated Employment Centre and a range of employment sites have been identified in the SLAP including the employment led re-development of the Sugar Factory site to the west of the town. These sites provide opportunities for marketing the town, catering for Mallow's role both as a 'Hub' town and as a major integrated employment centre for North Cork. Mallow is set in a rich and diverse landscape strategically located in the Blackwater Valley. This setting provides an attractive backdrop for the town and should be protected.

The CASP Update envisages further population growth along the rail line to the north and east of the City including Mallow, however it is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development, through a review of the Mallow Special Local Area Plan. Indications are that the projected population growth for Mallow will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Mallow Special Local Area Plan.

In addition, the Retail Strategy for the County identifies Mallow as a Ring Town where expansion should occur in line with the 'Hub' town status to provide large floor plates to attract more premium occupiers and develop as one of the largest towns in the County. The 'Hub' town of Mallow will require significant efforts to address current infrastructure deficiencies in order to achieve its ambitious population and employment targets.

November 2008

MAIN REPORT

The 2006 Housing Land Availability Study identified sufficient land in Mallow to build about 1827 units, and in addition the Mallow Special Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 6827 units based on the density standards adopted in the SLAP.

Mallow	2002	2006	2020 Target	Growth 2006-2020
Population	8,937	10,241	20,000	9,759
Households*	2,911	3,483	8,300	4,817

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2780	2179						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission in this case are concerned with:

1) A proposal to remove Mallow from the Ring town category in the Joint Retail Strategy in acknowledgement of its special status as a Hub Town in the national Spatial Strategy.

It is considered that the Joint Retail Strategy sets out the overall retail floor space requirements for the county. Mallow is located within the CASP Ring Strategic Planning Area and significant levels of retail floorspace are targeted for the town in line with its future growth projections. It is considered that the removal of Mallow from the Ring Towns could take floorspace from other settlements which would create an imbalance amongst the Ring Towns. Therefore no modification to the proposed change is recommended.

2) Indications are that the projected population growth for Mallow will lead to a requirement for the development 2 new primary schools and a new post primary school on new green field sites. This change is already reflected in the proposed change, therefore no modification is required.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.29**PROPOSED CHANGES TO MIDDLETON****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete SET 1-12, paragraph 3.2.20 and table 3.10 replace with the following:

Midleton

SET 1-12	It is an objective of this Plan to secure the completion of the major mixed-use development proposed for the Waterrock Area and the GAA lands in the Midleton Special Local Area Plan planned to co-ordinate with the re-opening of the railway station and to facilitate its growth as an integrated employment centre while maintaining its attractive setting within the Metropolitan Cork Green Belt.
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Future development of the main growth areas is dependant on the completion of appropriate roads infrastructure within the established urban area, including the Midleton Northern Relief Road **and appropriate, efficient links to the National Route Network.**

Future employment growth for the town is focused on retail and commercial development to ensure a self-sustaining service-based town into the future, with continued investment in the town centre required. The CASP Update envisages further population growth along the rail line to the north and east of the City including Midleton. However it is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development.

It was originally intended that the Masterplan at Waterrock would be prepared by the intending landowners and developers however given the lack of progress to date and the critical importance of these development areas to the Cork Suburban Rail Network Project, the County Council intends to take steps in addition to those outlined in the SLAP to ensure that a Masterplan is put in place.

Indications are that the projected population growth for Midleton will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Midleton Special Local Area Plan. The Joint Retail Strategy hierarchy identifies Midleton as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

Ballinacurra will continue to consolidate, focusing on the provision of social and community facilities and improvements to the village core.

The 2006 Housing Land Availability Study identified sufficient land in Midleton to build about 4723 units based on the density standards adopted in the SLAP.

Midleton	2002	2006	2020 Target	Growth 2006-2020
Population	7,957	10,048	23,735	13,687
Households*	2,494	3,338	9,822	6,484

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2675	2519	2780	2179				

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with:

A text change proposed regarding additional zoned land in areas immediately surrounding the rail line and proposed stations. The proposed additional text as raised by the submitter is seeking additional zoned land and higher densities on the lands surrounding the rail line and proposed stations.

It is considered that there are already detailed zoning objectives for the lands around the railway stations therefore no modification to the proposed change is recommended.

2) The Waterrock Masterplan should be fast tracked in order to allow early development of the lands adjacent to the rail corridor.

The proposed change emphasises the importance and urgency of developing the Waterrock area and highlights clearly the Council's role in ensuring delivery of the Masterplan. Therefore no modification to the proposed change is recommended.

3) Indications are that the projected population growth for Midleton will lead to a requirement for the development of 2 new primary schools and a new post primary school on new green field sites.

The Special Local Area Plan and Masterplan for Waterrock include provision to meet this requirement and therefore no modification to the proposed change is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.30**PROPOSED CHANGES TO MILLSTREET****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete paragraph 3.2.21 and table 3.2.22 and replace with the following:

The scenic landscapes to the south and east of the town, in particular Claragh Mountain, provide an attractive setting for the town and should be protected by the Kanturk Electoral Area Plan. **The Local Area Plan will encourage the regeneration and development of more appropriate uses on brown field sites within the town centre. In addition the Local Area Plan will ensure that there is adequate provision of industrially zoned land particularly in locations which avoid traffic congestion in the town centre.**

The 2006 Housing Land Availability Study identified sufficient land in Millstreet to build about 959 units.

Millstreet	2002	2006	2020 Target	Growth 2006-2020
Population	1,289	1,401	1,756	355
Households*	433	495	741	246

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.31**PROPOSED CHANGES TO MITCHELSTOWN****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to delete paragraph 3.3.22 and table 3.23 replace with the following:

Mitchelstown is at an important location on the N8 corridor from Dublin to Cork. The Fermoy Electoral Area Plan will provide for the continued strengthening of the town centre and the need to encourage economic diversification. Promotion of the town's role as a district employment centre will need to be explored in this regard. The Joint Retail Strategy hierarchy identifies Mitchelstown as a County Town which seeks ~~incremental~~ growth in line with ~~current and~~ planned population levels.

In addition, it is important that future development ~~is sympathetic~~ **has regard** to the architectural and historic character of the town. Indications are that the projected population growth for Mitchelstown will lead to a requirement for the expansion of existing school sites and also possibly through the development of new green field sites.

The 2006 Housing Land Availability Study identified sufficient land in Mitchelstown to build about 1868 units, and in addition the Amendment to the Fermoy Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 2273 units.

Mitchelstown	2002	2006	2020 Target	Growth 2006-2020
Population	3,300	3,365	5,346	1,981
Households*	1,107	1,189	2,256	1,067

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2685	2670	2179					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in these submissions are concerned with;

1) The designating Mitchelstown as a County Hub, promoting Mitchelstown as a self sustaining town and that additional zoned land is required to support additional population growth.

It is considered that the issue of designating Mitchelstown as a County Hub is inappropriate as the National Spatial Strategy (2002-2020) identifies all the Hubs at a nationwide scale. Mallow is the Hub for the whole county and is of particular importance for the whole of North Cork. Mitchelstown is designated as a County Town in the Plan. Therefore no modification to the proposed change is recommended.

2) Concerned that a particular emphasis be placed on the town as a location for distribution/logistics centre for businesses.

It is considered that examining Mitchelstown role as a distribution/logistics centre for businesses would be more appropriately addressed in the Local Area Plan review process. Therefore no modification to the proposed change is recommended.

3) Indications are that the projected population growth for Mitchelstown will lead to a requirement for the expansion of existing school sites and also through the development of new green field site for a primary school.

It is considered that this requirement is reflected in the proposed change and no modification is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.32**PROPOSED CHANGES TO MONARD****PROPOSED CHANGE**

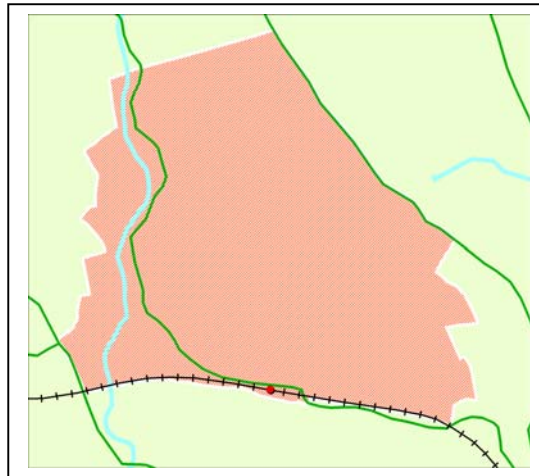
It is proposed to make a change to the draft plan to include a new section on Monard including SET 1-X and the following paragraph and diagram:

Monard

SET 1-X	It is an objective of this Plan to establish a new town at Monard, in accordance with a masterplan drawn up on the basis of the brief contained in the Blarney – Kilbarry Special Local Area Plan, and including provision of the on and off site infrastructure necessary to service this new town.
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The Blarney – Kilbarry Special Local Area Plan gave guidance on the approach to planning the new development of Monard capable of accommodating a target population based on the development of about 5,000 housing units with 75% to be completed by 2020 through the preparation of a non-statutory masterplan or an SDZ. Detailed discussions are ongoing with a view to formal proposals coming forward soon. It is considered that seeking the early implementation of Monard is an important part of this plan.

Some of the infrastructure necessary to serve the proposed new town at Monard and referred to in the Special Local Area Plan is likely to occur outside the X-01 zone as defined in that Plan including the trunk water connection, trunk sewer, storm water attenuation facilities (probably in the form of SUDS). In addition the transportation facilities and road network will need to cater for local journeys and longer distance travel by efficient links from Monard to adjoining settlements including Kileens and Whitechurch and the National Route Network. The precise location and layout of this essential off – site infrastructure will need to be specified and designed in more detail in, or in parallel with the Masterplan for Monard and to be subject to any necessary approved procedures before or at the same time as the Masterplan. The Joint Retail Strategy hierarchy identifies Monard as a Metropolitan Town, which seeks provision of retailing as part of the new settlement.



NOTE: THIS CHANGE REFERS TO THE TEXT AND DIAGRAMS OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2679	2396	2043	2083	2179			

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

This is a very site specific objective that relates to greenfield lands and a new town thus the objective to maximise the sustainable reuse of brownfield lands and the existing built environment rather than developing Greenfield lands, probably cannot be mitigated against. Reference is made to promoting sustainable development in line with infrastructural requirements which will ensure plan led development. The objective does not mention the proposed rail station and the importance of sustainable travel. The scale of the development is a concern as a proposal of a new town will have a significant impact on the landscape and the surrounding environment and mitigation measures should focus on these issues.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in the submission in this case are concerned with;

1) Insertion of additional text into the proposed amendment regarding the identification of specific retail needs for the area and the promotion of opportunities for retail floorspace expansion, ensuring that the provision of off site infrastructure includes lands for transportation/ commercial based land uses between the rail line and the N20.

An application to the Minister for a Strategic Development Zone will address these issues through the approved planning scheme. Therefore it is recommended that no change be made.

2) Concern has been expressed about the location of "possible future interchanges" and that access arrangements to the national route network is currently the subject of ongoing assessments and statutory processes which have yet to be undertaken for national road schemes and therefore such references are premature pending the outcome of specific assessments.

Proposed change 3.32 makes reference to "road network will need to cater for local journeys and longer distance travel by efficient links from Monard to adjoining settlements including Kileens and Whitechurch and the National Road Network". It is considered that such a statement will not impact on any studies or specific assessments relating to national road schemes. No further modification is recommended.

3) The SEA process has identified some concerns regarding the impact of the Monard development on the landscape of the area, the sustainable reuse of brownfield lands, the proposed rail station and the importance of sustainable travel, however;

-The site for the Monard Development was selected in a Special Local Area Plan prepared before the advent of the SEA legislation,

-An application has been made to the Minister for the Strategic Development Zone (SDZ) and the detailed planning scheme will address the landscape impact of the development, the proposed rail station and the importance of sustainable travel.

Therefore, it is not recommended to modify the proposed change.

4) Indications are that the projected population growth for Monard will lead to a requirement for the development of a new primary school and a new post primary school on green field sites.

It is recommended that the proposed change be modified to reflect this requirement.

RECOMMENDATION:***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

The Blarney – Kilbarry Special Local Area Plan gave guidance on the approach to planning the new development of Monard capable of accommodating a target population based on the development of about 5,000 housing units with 75% to be completed by 2020 through the preparation of a non-statutory masterplan or an SDZ. Detailed discussions are ongoing with a view to formal proposals coming forward soon. It is considered that seeking the early implementation of Monard is an important part of this plan.

Some of the infrastructure necessary to serve the proposed new town at Monard and referred to in the Special Local Area Plan is likely to occur outside the X-01 zone as defined in that Plan including the trunk water connection, trunk sewer, storm water attenuation facilities (probably in the form of SUDS). In addition the transportation facilities and road network will need to cater for local journeys and longer distance travel by efficient links from Monard to adjoining settlements including Kileens and Whitechurch and the National Route Network. The precise location and layout of this essential off – site infrastructure will need to be specified and designed in more detail in, or in parallel with the Masterplan for Monard and to be subject to any necessary approved procedures before or at the same time as the Masterplan. The Joint Retail Strategy hierarchy identifies Monard as a Metropolitan Town, which seeks provision of retailing as part of the new settlement.

Indications are that the projected population growth for Monard will lead to a requirement for the development of a new primary school and a new post primary school on green field sites.

PROPOSED CHANGE NO. 3.33

PROPOSED CHANGES TO NEWMARKET

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraph 3.3.23 and table 3.2.4 replace with the following:

Newmarket is located in the heart of the North Cork countryside and the Kanturk Electoral Area Plan will encourage the reversal of recent declining trends in the town, so that its population base and employment capacity will be strengthened in the future. The town has ample area within which to expand and the task will be to ensure consolidated growth occurs around the main core. **The Joint Retail Strategy hierarchy identifies Newmarket as a County Town which seeks its consolidation as a local service centre.**

The 2006 Housing Land Availability Study identified sufficient land in Newmarket to build about 342 units.

Newmarket	2002	2006	2020 Target	Growth 2006-2020
Population	1,055	949	1,189	240
Households*	354	335	502	167

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.34

PROPOSED CHANGES TO PASSAGE WEST

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-13, paragraph 3.2.21 and table 3.11 replace with the following:

Passage West

SET 1-13	It is an objective of this Plan to support the function of Passage West primarily as a residential settlement due mainly to its close proximity to both Cork City and the employment centres of Ringaskiddy and Carrigaline.
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The town, including Monkstown and Glenbrook overlooks Cork Harbour, which provides an attractive setting. The dockland area represents a significant urban renewal opportunity. Continued population growth may be constrained by the town's topography, the lack of wastewater treatment facilities and transportation infrastructure and the impact of the docks near its centre. **The CASP Update Project notes that there is potential for on-going population growth** and the **Carrigaline Electoral Area Plan** will give consideration to the need for town centre improvements **and its role as a local employment centre. In addition, the Joint Retail Strategy hierarchy identifies Passage West as a Metropolitan Town, which seeks incremental growth in line with current and planned population increase for the settlement.**

The 2006 Housing Land Availability Study identified sufficient land in Passage West to build about 419 units.

Passage West	2002	2006	2020 Target	Growth 2006-2020
Population	4,595	5,203	5,286	83
Households*	1,440	1,729	2,252	524

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.35

PROPOSED CHANGES TO RINGASKIDDY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-36, paragraph 3.4.4 and replace with the following:

Ringaskiddy

SET 1-36	It is an objective of this Plan to encourage the development of Ringaskiddy as a major location for port development and large-scale industry taking account of the need to enhance public transport including the provision of a high quality green route and protect the environment of the existing residential community to continue the sustainable development of Ringaskiddy.
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Ringaskiddy is one of the most significant employment areas in the County. It is the location of modern deep-water port facilities, a naval and marine training institution and has successfully attracted major, large scale, high technology manufacturing plants. There are advanced proposals to upgrade the N28 to motorway standards. The review of the Carrigaline Electoral Area Plan will consider the following issues: securing enhanced public transport infrastructure possibly by **the provision of a high quality green route**, improved traffic management and environmental protection for the existing residential community in the area.

The Port of Cork Strategic Plan was aligned with the CASP goals and the CASP Strategy articulated the key linked benefits of the Port’s strategy of relocating the Container Terminal from Tivoli to Ringaskiddy. The Planning Authorities in conjunction with the Port of Cork will need to carefully assess the issues recently raised by An Bord Pleanála in relation to Ringaskiddy regarding the scale and nature of future port development and possible alternatives.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2478							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

November 2008

MAIN REPORT

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in this submission are concerned with encouraging the development of Ringaskiddy as a location for major port development and large scale industry.

It is considered that the importance of Ringaskiddy as a location for major port development is reflected in the proposed change already. Therefore, a modification to the proposed text is required in order to reflect this.

RECOMMENDATION***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

The Port of Cork Strategic Plan was aligned with the CASP goals and the CASP Strategy articulated the key linked benefits of the Port's strategy of relocating the Container Terminal from Tivoli to Ringaskiddy. The Planning Authorities in conjunction with the Port of Cork will ~~need to~~ carefully assess the issues recently raised by An Bord Pleanála in relation to future Ringaskiddy regarding the scale and nature of future port development and if necessary consider possible alternatives.

PROPOSED CHANGE NO. 3.36

PROPOSED CHANGES TO SCHULL

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-33, paragraph 3.3.29 and table 3.29 replace with the following:

Schull

SET 1-33	It is an objective of this plan for Schull to maintain its attractive setting and its status as a local employment centre. The Bantry Electoral Local Area Plan will address this issue while encouraging appropriate employment diversification. It is important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.
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Schull is located on the Mizen Peninsula in West Cork and functions as a principal tourist destination, due mainly to its scenic amenities, extensive coastline and marine leisure.

Tourism and in particular, marine related development and the local food industry are key components of the local employment sector in Schull. The supply of land for these uses will be reviewed during the preparation of the Bantry Electoral Area Plan in order to cater for the future development needs of the town and its role as a local employment centre. It is also important that the objectives of the Marine Leisure Infrastructure Strategy for West Cork which was prepared by Cork County Council and the Coastal and Marine Resources Centre (UCC) in 2007 are fully implemented. In addition, the Joint Retail Strategy hierarchy identifies Schull as a County Town which seeks its consolidation as a local service centre.

The 2006 Housing Land Availability Study identified sufficient land in Schull to build about 354 units.

Schull	2002	2006	2020 Target	Growth 2006-2020
Population	693	576	748	172
Households*	233	203	314	111

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.37

PROPOSED CHANGES TO SKIBBEREEN

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-34, paragraph 3.3.20 and table 3.30 replace with the following:

Skibbereen

SET 1-34	The objective of this Plan is to strengthen the role of Skibbereen as an important centre for population, employment, services and tourism, which would also serve a wider rural area, including the islands.
----------	--

Skibbereen is an important service **and retail** centre for a large rural hinterland and also acts as a gateway to a number of the islands. The Skibbereen Electoral Area Plan will provide for the protection of the setting of the town, in particular the hills and scenic landscape to the southwest of the town. **It will encourage balanced development, supporting its role as a district employment centre and recognise that the town, with its recent improvements to water and sanitary infrastructure, will cater for all future developments including industrial, tourism and educational needs.**

The **local area plan will also promote the settlements role as a centre for Arts and Crafts within West Cork and will review the possibility of promoting associated post second level education / facilities in these areas. It is also important that future development is sympathetic to the architectural and historic character of the town.**

The Joint Retail Strategy hierarchy identifies Skibbereen as a County Town which seeks incremental growth in line with current and planned population levels.

The 2006 Housing Land Availability Study identified sufficient land in Skibbereen [Environs] to build about 264 units.

Skibbereen	2002	2006	2020 Target	Growth 2006-2020
Population	2,000	2,338	3,035	697
Households*	673	823	1,275	452

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.38

PROPOSED CHANGES TO TOWER

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-14, paragraph 3.2.22 and table 3.12 replace with the following:

SET 1-14	It is an objective of this Plan to support the functions of Tower as a residential settlement taking advantage of its strategic location and close proximity to employment centres including Cork City.
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There are limited opportunities for growth here due to landscape and topography issues, including flooding and also the importance of maintaining the strategic Metropolitan Green Belt gap between Tower and Blarney. **The CASP Update Project has given guidance on the scale of future growth and the Blarney Electoral Area Plan will make provision for local employment services, social infrastructure. The Joint Retail Strategy hierarchy identifies Tower as a Metropolitan Town, which seeks incremental growth in line with current and planned population levels.**

The 2006 Housing Land Availability Study identified sufficient land in Tower to build about 332 units.

Tower	2002	2006	2020 Target	Growth 2006-2020
Population	3,032	3,102	3,660	558
Households*	950	1,031	1,585	555

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.39

PROPOSED CHANGES TO YOUGHAL

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete SET 1-21, paragraph 3.3.13, table 3.18 and replace with the following:

Youghal

SET 1-21	It is an objective of this plan to capitalise further from the by-pass in terms of its district employment centre and tourism functions by encouraging a broader range of development options for the development of its strategically located employment sites and to secure the reopening of the disused rail route from Midleton and Cork.
----------	--

The completion of the Youghal bypass has reduced congestion in the town centre making it a more attractive environment for residents and tourists. The town has an attractive townscape and seaside setting. There is also potential for the town to promote its heritage and tourist function specifically through the development of a marina. The town would also benefit from the provision of community and recreation facilities both for visitors and local residents. The CASP Update Project has given guidance on the scale of future growth and the Midleton Electoral Area Plan will make provision for enhanced services and social infrastructure and the town's role as a district employment centre.

In addition, the Retail Strategy for the County identifies Youghal as a Ring Town with potential for expansion in line with planned population growth.

The 2006 Housing Land Availability Study identified sufficient land in Youghal to build about 139 units, and in addition the Amendment to the Midleton Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 309 units.

Youghal	2002	2006	2020 Target	Growth 2006-2020
Population	6,597	6,785	7,530	745
Households*	2,149	2,308	3,188	880

* Estimate

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGES AS PUBLISHED.

PROPOSED CHANGE NO. 3.40**AMEND TABLE 3.1: 'STRATEGIC PLANNING AREAS IN COUNTYCORK' TO INCLUDE ANNAGHMORE IN THE LIST OF SETTLEMENTS****Proposed Change**

It is proposed to make a change (highlighted in bold) to the draft plan by including Annaghmore in Table 3.1 as follows;

Strategic Planning Area	Settlements
County Metropolitan Strategic Planning Area	City Environs (North and South) Ballincollig Blarney Carrigaline Carrigtwohill Cobh Glanmire Midleton Passage West Tower
CASP Ring Strategic Planning Area	Mallow Annaghmore Bandon Fermoy Kinsale Macroom Mallow Youghal
West Strategic Planning Area	Bantry Castletownbere Clonakilty Dunmanway Schull Skibbereen
North Strategic Planning Area	Buttevant Charleville Kanturk Millstreet Mitchelstown Newmarket

November 2008

MAIN REPORT

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues will be considered within overall change no. 3.42 which seeks to designate Annaghmore as a Ring Town.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.41

AMEND PARAGRAPH 3.3.5 TO INCLUDE ANNAGHMORE AS A RING TOWN

Proposed Change

It is proposed to make a change (highlighted in bold) to the draft plan by including Annaghmore in the list of Ring Towns as follows;

3.3.5. These towns, together with the Metropolitan Cork Towns and their hinterlands form the remainder of the area to which the Cork Area Strategic Plan (CASP) relates. The towns are Bandon, Fermoy, Kinsale, Macroom, Youghal **and the proposed new town of Annaghmore.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues will be considered within overall change no. 3.42 which seeks to designate Annaghmore as a Ring Town.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 3.42

AMEND SECTION 3.3 TO INCLUDE ANNAGHMORE AS A RING TOWN

Proposed Change

It is proposed to insert a new paragraph, objective and population and household table on the role of Annaghmore as a Ring Town after paragraph 3.3.13.

Annaghmore

SET 1-X	It is an objective of this plan to designate a new settlement at Annaghmore. The settlement will provide for a mix of uses, including residential, employment, and local services and will form part of the Bandon Electoral Area Local Area Plan.
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The review of the Bandon Electoral Area Local Area Plan will set out detailed proposals for the new town of Annaghmore in the Annaghmore area close to the N71 National Secondary Route from Cork City to Bandon, Clonakilty and West Cork. The area is about 17 kilometres south west of Cork City and 12 kilometres north east of Bandon. The Bandon Electoral Area Local Area Plan will also make provision for a community of about 3,000 people at Annaghmore and supporting social and physical infrastructure.

Annaghmore	2002	2006	2020 Target	Growth 2006-2020
Population	0	0	3,000	3,000
Households*	0	0	1,245	1,245



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MAIN REPORT

NOTE: THIS CHANGE REFERS TO THE TEXT AND DIAGRAMS OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no planning issues raised.

Issues relating to Annaghmore are dealt with in Part B of the Manager's Report.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGES AS PUBLISHED.

Chapter 4: Rural, Coastal and Islands

PROPOSED CHANGE NO. 4.1

AMEND TEXT OF PARAGRAPH 4.1.8 TO MAKE REFERENCE TO THE APPROPRIATE LAYOUT OF DEVELOPMENTS IN VILLAGES

PROPOSED CHANGE

It is proposed to include the following text (highlighted in bold) in paragraph 4.1.8.

The NSS also acknowledges that some persons from urban areas seek a rural lifestyle with the option of working in **or** travelling to and from, nearby larger cities and towns. Smaller towns and villages are seen as having a key role in catering for these types of housing demand in a **more** sustainable manner. Sustainable development of villages however requires that such development be of a design, **layout** and scale appropriate to the village. In addition, priority needs to be given to locations where development can be supported by public transport and dependency on car based commuting is reduced.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.2

AMEND PARAGRAPH 4.3.3 TO MAKE REFERENCE TO THE MAIN FINDINGS OF THE ANALYSIS ON RURAL HOUSING.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace the text of paragraph 4.3.3 with the following text (highlighted in bold).

The main findings of this analysis are as follows:

- **Greenbelt policies appear to be working at controlling the pace of sporadic housing development within the County Metropolitan Strategic Planning Area;**
- **The pace of development within the rural housing control zone is very significant;**
- **One in every three (or 36%) of one off rural houses permitted in the County in the four year period since the adoption of the 2003 plan were located within the CASP Ring Strategic Planning Area;**
- **One in every four (or 26%) of one off rural houses permitted in the County in the four year period since the adoption of the 2003 plan were located outside of the Rural Housing Control Zone but within the CASP boundary;**
- **There is evidence that the area under strong urban influence now covers the entire CASP area and in some areas extends beyond it.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.3

AMEND TEXT OF SECTION 4.4 TO MAKE REFERENCE TO THE MAIN FINDINGS OF THE ANALYSIS ON RURAL HOUSING AND CASP UPDATE STRATEGY.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace text of Section 4.4 (Paragraphs 4.4.1 - 4.4.4) with the following text (highlighted in bold).

Rural Areas Under Strong Urban Influence

Rural areas under strong urban influence are areas which exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.

Cork City and the wider Metropolitan Cork area exert considerable economic influence over the whole of County Cork and this influence extends to cover the CASP Ring Strategic Planning Area. ~~There is also some evidence of rapidly rising population and significant development pressure outside of the CASP area, in a triangle around the towns of Dunmanway, Clonakilty, and Skibbereen in West Cork and in the area between the main North Cork towns of Mallow and Fermoy.~~

~~Within this Rural area under strong urban influence it is Council policy to encourage development within the established network of settlements. In terms of rural housing, the settlement policies of the Metropolitan Greenbelt (see section 4.8) and the Rural Housing Control Zone (see section 4.9) cover some, but not all of the area defined by CASP. Outside of the control zone applications for rural housing are assessed on their merits subject to normal proper planning and sustainable development criteria. However, as noted above, one in every three rural houses granted in the four year period since the adoption of the 2003 plan are within the area where no specific rural housing controls apply at present.~~

~~CASP recognised the need for policies to control rural housing within its boundary as part of the overall strategy of rebalancing the city and reinforcing the development of the ring towns. The CASP plan is currently being updated to reflect the significant recent population growth in the area and future population targets for the region, and this update will consider the need for controls on rural housing within the area.~~

The CASP Update Study and the 2006 census figures, which confirm the trends highlighted in Section 4.3 [of the Draft Plan see pages 72/73], show that the CASP Ring Strategic Planning Area has not performed in line with the original CASP strategy, with growth in the urban areas significantly underperforming when compared to the targets.

In contrast, population growth recorded by the 2006 Census for the villages and rural areas was significantly in excess of target. In fact, in the villages and rural areas recorded growth was so rapid that the 2020 target of the original CASP was exceeded by a margin of 5,000 persons by 2006. If this trend were to continue, population growth in the Villages and Rural areas of the CASP Ring would exceed 31,000 persons above the level recorded in 2006 with over two thirds of the new population occurring in individual houses built outside existing settlements.

Growth on this scale in these locations would inhibit the growth of the County's urban areas and lead to the County failing to achieve its full medium or longer-term economic potential. It could only be maintained through large scale commuting reliant on significantly increased use of the private car, placing the planned road network for the County under extreme strain, significantly at variance with National Policies. The viability of planned investment in high capacity public transport and other critical infrastructure would be seriously undermined.

To achieve the target population of just less than 122,000 persons will require a modest increase in the rate of development in the Ring Towns to be off-set by a moderation in the rate of growth experienced in recent years in the villages of the area. The rate at which permissions are granted for individual houses in rural areas will need to be reduced significantly below the levels recorded in the last few years.

The Village/Rural Areas population target for the CASP ring equates to 6,769 houses over 14 years which equates to 484 p/a in the villages/rural areas. The County Council will continue to monitor the rate of rural one off house permissions in the CASP Ring Rural Areas over the next two years in order to ensure that the distribution of growth in the CASP Ring Area is meeting the targets set out. If the current trends continue the County Council will introduce policy measures to the entire CASP Ring Rural Areas to ensure that the above targets are met.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.4**ADDITIONAL TEXT TO SECTION 4.6 IN RELATION TO RURAL HOUSING POLICIES****PROPOSED CHANGE:**

It is proposed to add the following text (highlighted in bold) after paragraph 4.6.1 of the draft plan;

The rural housing policies of this plan seek to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of 7 years in a particular area. It will be sufficient for applicants for planning permission to show that they have lived in the relevant area for 7 years or more at any point in the past, as a means of demonstrating their connection to the local community.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is whether additional clarification is required with regard to connection to the local community.

The text of the proposed change states that it will be sufficient for applicant's to demonstrate that they have lived in the relevant area for 7 years or more at any point in the past, as a means of demonstrating their connection to the local community. This approach is in line with the guidance outlined in the Sustainable Rural Housing Guidelines for Planning Authorities. Furthermore, paragraph 4.9.3 of the Draft Plan contains further guidance on what may be considered as local area, being a parish, townland or the catchment of a rural school. It is considered that no additional clarification is warranted.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.5

AMEND PARAGRAPH 4.6.4 TO REFER TO UPDATED CASP STRATEGY.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text from paragraph 4.6.4 and replace with the following text (highlighted in bold).

Within the CASP Ring Strategic Planning Area, future development is guided by the overall goal of achieving more balanced spatial development. In terms of housing in the countryside, ~~there are no specific policy restrictions on one off housing within the outer part of this area — such applications are assessed on their merits based on normal proper planning and sustainable development criteria and the wider policies and objectives of the County Development Plan. In the area closest to the metropolitan area, the Rural Housing Control Zone is being maintained (see section 4.9). Greenbelts also exist around all the main towns (see section 4.8).~~ **Within the Greenbelts and the Rural Housing Control Zone there are exceptions to the strict housing policies for local rural housing needs. the settlement policies of the Rural Housing Control Zone (see section 4.9) cover some of this area. Greenbelts also exist around all the main towns (see section 4.8). Within the Greenbelts and the Rural Housing Control Zone there are exceptions to the strict housing policies for local rural housing needs. Outside of the control zone, applications for rural housing are assessed on their merits, subject to normal proper planning and sustainable development criteria and the wider policies and objectives of the County Development Plan. However, as noted earlier in Section 4.4, there is currently a problem with the rate of development of individual rural houses within the CASP Ring Strategic Planning Area. It is the intention of this plan to continue to monitor the rate of rural one off house permissions in the CASP Ring Rural Areas over the next two years in order to ensure that the distribution of growth in the CASP Ring Area is meeting the original CASP Goals. If the current trends in the CASP Ring Rural Areas continues during the lifetime of this plan, the County Council will introduce policy measures to the entire CASP Ring Rural Areas.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.6

REVISED TEXT TO PARAGRAPHS 4.8.5 AND 4.8.6 TO REFER TO CORRECT GREENBELT OBJECTIVES.

PROPOSED CHANGES

It is proposed to make a change to the draft plan to delete text and include the following text (highlighted in bold) in paragraphs 4.8.5 and 4.8.6.

While the overall objective for Greenbelt lands is to reserve them generally for use as agriculture, open space and recreation (Objective ~~SPL RCI~~ 2-2), it is important to recognise that there are a certain number of long-established commercial or institutional uses lying entirely within the Greenbelt. Examples of this would include garden centres, hotels, care institutions, and tourism enterprises such as Fota Island. It is not the intention of this plan to restrict their continued operation or (subject to maintaining the specific function and character of the Greenbelt in the area) to prevent appropriate proposals for expansion / intensification of the existing uses. This of course would only apply to authorised uses and also be subject to normal proper planning considerations (objective ~~SPL RCI~~ 2.9).

There may also be circumstances where development of a strategic and exceptional nature, that would not be suitably located within zoned lands, may be accommodated successfully in certain Greenbelt locations. This would only be appropriate where the impact of the development on the specific function and open character of the Greenbelt can be minimised (objective ~~SPL RCI~~ 2.10).

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.7

AMEND OBJECTIVE RCI 2-4 TO INCLUDE ADDITIONAL TEXT ON THE CATEGORIES OF PERSONS ELIGIBLE FOR CONSIDERATION AND TO REFER TO PROPER PLANNING AND SUSTAINABLE DEVELOPMENT CONSIDERATIONS.

PROPOSED CHANGES

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in Objective RCI 2-4 (b).

Development Plan Objectives: Greenbelt Objectives	
RCI 2-4	<p>Greenbelt Areas requiring Special Protection (A1) (a) It is an objective to protect those prominent open hilltops, valley sides and ridges that define the character of Cork and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are labelled A1 in the Greenbelt maps and it is an objective to preserve them from development. (b) It is an objective to recognise that exceptional individual housing needs of people engaged in agriculture / landowners with a genuine connection to the area, or their immediate family members may arise from time to time within the A1 Greenbelt area. Such exceptional needs may be accommodated on Greenbelt lands, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.8

AMEND OBJECTIVE RCI 2-5 TO INCLUDE ADDITIONAL TEXT TO REFER TO PROPER PLANNING AND SUSTAINABLE DEVELOPMENT CONSIDERATIONS.

PROPOSED CHANGES

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in Objective RCI 2-5 (b).

Development Plan Objectives: Greenbelt Objectives	
RCI 2-5	<p>Generally Open Greenbelt lands (A2) (a) It is an objective to preserve the largely undeveloped nature of those open greenbelt lands (labelled A2 in the greenbelt maps) that define the distinctive open agricultural setting of the metropolitan cork settlements. (b) It is an objective to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of seven years within a particular A2 area. Such exceptional needs may be accommodated within the same A2 area, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission received supports the proposed change. No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.9

AMEND OBJECTIVE RCI 2-6 TO INCLUDE ADDITIONAL TEXT TO REFER TO PROPER PLANNING AND SUSTAINABLE DEVELOPMENT CONSIDERATIONS.

PROPOSED CHANGES

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in Objective RCI 2-6 (b).

Development Plan Objectives: Greenbelt Objectives	
RCI 2-6	<p>Relatively Developed Greenbelt Areas (A3) (a) It is an objective to recognise those relatively built up pockets of greenbelt land (labelled A3 in the green belt maps) that may be suitable for a very limited amount of further development. (b) It is an objective to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of seven years within a particular A3 area. Such needs may be accommodated within the same A3 area, or an adjacent A3 area, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission received supports the proposed change. No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.10**AMEND PARAGRAPHS 4.8.9 AND 4.8.10 TO INCLUDE ADDITIONAL TEXT ON THE GB 1-1 AND GB 1-2 DESIGNATIONS.****PROPOSED CHANGES**

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in paragraphs 4.8.9 and 4.8.10.

Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. **Exceptions to this (as stated in objective GB 1-1 of the Local Area Plans)** will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location and a genuine housing need, or in the circumstances referred to in paragraphs 4.8.5 and 4.8.6 of this plan.

However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. **The Local Area Plans have identified and provided guidance on these areas designated under Zoning Objective GB 1-2.** The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Greenbelt.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is whether clarification is required on GB 1-1 and GB 1-2 designations.

The proposed change clearly indicates that the objectives and guidance on GB 1-1 and GB 1-2 are set out in the Local Area Plans and so no additional change to the County Development Plan is proposed.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.11

REVISED TEXT TO OBJECTIVE RCI 2-13 AND PARAGRAPH 4.9.3 TO REFER TO CORRECT OBJECTIVE.

PROPOSED CHANGES

It is proposed to make a change to the draft plan to delete the following text and include the following text (highlighted in bold) in objective RCI 2-13 and paragraph 4.9.3.

Development Plan Objectives: Rural Housing Control Zone	
RCI 2-13	<p>Rural Housing Control Zone</p> <p>(a) It is an objective to recognise the particular development pressures for large numbers of urban generated commuter housing in the countryside, outside the greenbelt, but within easy commuting distance of the city.</p> <p>(b) It is an objective to maintain the rural housing control zone, with strict controls on commuter housing, that covers those rural areas outside the metropolitan area that are under most pressure for development. The Rural Housing Control Zone is shown on detailed maps in volume 3 of this plan.</p> <p>(c) It is an objective to discourage strongly new individual housing from being located within the Rural Housing Control Zone (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL RCI 2-14 below.</p>

The Needs of Rural Communities

Although the policies presented in this chapter are based on sound planning principles, it is also important to recognise that strict planning controls should not necessarily have a negative effect on established rural communities. In spite of the important reasons for controls in some areas, provision must also be made to sustain communities such as this by allowing people to build in their local area on suitable sites. This is expressly stated in objective ~~SPL~~ **RCI 2-14** below. The plan recognises in particular, the importance to rural people of family ties and ties to a local area such as a parish, townland, or the catchment of a rural school.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.12

AMEND TEXT OF OBJECTIVE RCI 2-14 TO MAKE REFERENCE TO THE METROPOLITAN GREEN BELT AND PROPER PLANNING AND SUSTAINABLE DEVELOPMENT CONSIDERATIONS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in Objective RCI 2-14.

Development Plan Objectives: The Needs of People in Rural Communities	
RCI 2-14	<p>The Needs of People in Rural Communities</p> <p>(a) It is an objective to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas, outside the metropolitan Cork Green Belt, who have lived in a rural area for seven years or more and wish to live and / or work in their local area.</p> <p>(b) It is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning and sustainable development considerations.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission received supports the proposed change. No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.13

AMEND TEXT OF SECTION 4.10 - SCENIC AND COASTAL AREAS POLICY

PROPOSED CHANGE

It is proposed to make a change to the Draft plan to replace the text of Section 4.10, Paragraphs 4.10.1 and 4.10.2 and Objective RCI 2-15 with the following text (highlighted in bold).

Special Requirements in Coastal Areas

This plan recognises that coastal parts of the County have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate individual houses in significant numbers. These coastal areas of the County, in particular those areas that have retained their natural appearance, represent an important economic asset for the County in terms of tourism potential. They contain important resources in terms of natural environment, landscape and heritage and it is acknowledged that the sensitive development and conservation of these resources is essential to the rural economy.

Within the West Cork Strategic Planning Area, it is recognised that population loss and economic decline are important issues for some Rural, Coastal and Island areas. The policy in this plan aims to address these key issues by adopting an approach towards achieving sustainable population growth in coastal areas. In such areas, where there are high levels of pressure for individual housing, it is considered that priority must be given to persons with genuine individual full time housing needs.

Elsewhere in Coastal areas of the County, where there are also high levels of pressure for development of this kind, it is considered that the priority must be given to the full time housing needs of persons with genuine individual housing needs who have lived for a period in excess of seven years in their local area.

Allowing exceptions for local people in Coastal areas also allows local people to have access to sites which otherwise might be prohibitively expensive.

Development Plan Objectives: Rural Houses in Coastal Areas	
RCI 2-15	<p style="text-align: center;">Rural Houses in Coastal Areas</p> <p>(a) For the purposes of this objective, 'Coastal Areas' means those areas from which the sea, a lake or inlet are visible. This policy applies in areas where there are no other controls on Rural Housing.</p> <p>(b) It is an objective to recognise that coastal parts of the County generally have limited capacity, both in environmental and scenic amenity terms, to accommodate individual dwellings outside settlements and, subject to the following paragraphs it is a general objective to strongly discourage new dwellings in such areas except within established villages (or village nuclei).</p> <p>(c) Within the West Cork Strategic Planning Area this restriction is relaxed in principle for the year-round occupation of persons with genuine individual housing needs, subject to normal proper planning and sustainable development considerations. The Council will invite applicants to enter a legal agreement to guarantee year</p>

Development Plan Objectives: Rural Houses in Coastal Areas	
	<p>round occupancy in each case.</p> <p>(d) Elsewhere in the County this restriction is relaxed in principle for the year-round occupation of persons with genuine individual housing needs who have lived for a period in excess of seven years in their local area, subject to a suitable site being available and normal proper planning and sustainable development considerations.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2042	2333						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments: The proposed amendment involves a restructuring of the former objective. Generally the references within the objective in relation to the Coastline are considered positive however it is acknowledged that the amendment has recommended the removal of ‘Scenic Areas’ from the former objective. This can be considered to have some unquantified negative effects in terms of ensuring preservation of scenic landscapes. It is suggested that a reinstatement of this reference to scenic landscape is appropriate in order to ensure adequate level of protection of such areas.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

A submission received specifically supports the 1st paragraph of the proposed change.

The relevant planning issues raised in this case are concerned with the following:

- 1. Providing Clarification on the overall strategy and objective of RCI 2-15 relating to rural houses in Coastal Areas.*
- 2. Issues arising in relation to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 [S.I. No. 436 of 2004].*

In response to the issues raised above:

1. The Proposed Change to objective RCI 2-15 recognises that coastal parts of the County have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate individual houses in significant numbers. The policy also recognises that the West Cork Strategic Planning Area faces more diverse economic and social issues to the rest of the County. The policy of this plan attempts to tailor a settlement policy to respond to these issues for both the West Cork Strategic Planning Area and the rest of the County.

2. The SEA raises concerns about the removal of the 'scenic areas' from the objective and the possible negative effect this may have on the preservation of scenic landscapes. In addressing this issue it is important to note that new objectives have been included (Chapter 7) to address the protection of the scenic landscape, and therefore, while an assessment of this change in isolation may lead to the conclusion that scenic landscapes could be more vulnerable, the separate objectives in Chapter 7 provide the appropriate level of protection for the principle scenic landscapes in the County.

Furthermore, proposed change 7.4 also includes an objective that areas of local scenic importance, and objectives relating to these areas, will be identified as part of the Local Area Plan process.

For these reasons no further change to the plan is recommended on the issue raised in the SEA.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.14

AMEND PARAGRAPH 4.11.2 TO REFER TO CORRECT OBJECTIVE AND REMOVE REFERENCE TO SCENIC AREAS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete the following text and include the following text (highlighted in bold) in paragraph 4.11.2.

Subject to accommodating certain local rural needs (see objective **SPL RCI 2-14** in particular), these controls generally apply in green belts around the city and the main towns (Section 4.7 & 4.8 above), in the rural housing control zone (Section 4.9) and ~~in scenic and~~ coastal areas (Section 4.10). In other areas, applications for rural housing will be assessed on their merits, subject to normal considerations of proper planning and sustainable development and by reference to the overall policies and objectives of the Development Plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issue will be considered within overall change 4.13 relating to Scenic and Coastal Areas.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- 1. A submission received opposes the deletion of scenic areas as these areas also require protection.*
- 2. Issues arising in relation to the planning and development (Strategic Environmental Assessment) regulations 2004 [S.I. No. 436 of 2004].*

It is considered the issues raised above, are considered under proposed change 4.13.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.15

AMEND TEXT OF PARAGRAPH 4.11.4 AND OBJECTIVE RCI 2-16 RELATING TO THE USE OF OCCUPANCY CONDITIONS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete text and include the following text (highlighted in bold) in paragraph 4.11.4 and objective RCI 2-16.

It is important to overall confidence in the planning process and the policies contained in this plan that, where exceptions to the general policy are made to cater for the genuine ~~houses~~ **housing** needs of local persons, that the houses subsequently built are occupied by the persons for whom they are intended. To this end it is the policy of the Council to attach occupancy conditions to such permissions requiring the house to ~~be~~ occupied by the intended person for a seven year period.

Development Plan Objectives: Use of occupancy conditions in certain circumstances	
RCI 2-16	It is an objective to include a condition on any grant of permission for a dwelling house in the rural housing control zone, greenbelts, scenic amenity , and coastal areas and areas of special sensitivity , that stipulates that the dwelling house shall be first occupied as a place of year round residence by the applicant for a minimum period of seven years.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

A submission received opposes the deletion of scenic areas as these areas also require protection. This issue has been addressed in the Manager's Response to proposed change no. 4.13.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.16

ADDITIONAL TEXT IN SECTION 4.14

PROPOSED CHANGE:

It is proposed to add the following additional text (highlighted in bold) after paragraph 4.14.1 of the draft plan;

4.14.1. It is not the intention of the settlement policy objectives of this plan generally to prevent the renovation of a ruinous or disused dwelling in the countryside for use as a dwelling, or in certain cases, the replacement of a ruinous or disused dwelling with a new dwelling at the same location, subject to an appropriate design, and scale of building. This would not apply where the existing structure is not substantially still in place and would of course be subject to normal planning considerations, as well as the requirements of other objectives in this plan (such as those relating to protected structures, scenic views and prospects, archaeology etc.). **A ruinous dwelling substantially still in place is defined as a structure with the main walls substantially intact.**

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with providing clarification on paragraph 4.14.1 relating to ruinous dwellings in the countryside.

It is considered that the additional text included in the proposed change has provided clarity with regard to the definition of a ruinous dwelling in the Countryside.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.17

REMOVE PARAGRAPHS 8.14.16 – 8.14.18 AND OBJECTIVE HOU 14-15 FROM CHAPTER 8 AND INCLUDE THE AMENDED TEXT IN A NEW SECTION BEFORE SECTION 4.15.

PROPOSED CHANGE

It is proposed to make a change to the Draft plan to remove paragraphs 8.14.16 – 8.14.18 and Objective HOU 14-15 from Chapter 8 and include these in a new Section before Section 4.15 in Chapter 4. It is also proposed to amend the text to include the following text (highlighted in bold).

Countryside Recreation

Recreation is an important component of modern living and has a valuable social, economic and educational role to play in modern society. Cork County Council recognises the considerable recreational potential which is available in the rural environment of County Cork and the potential role of this sector in terms of rural diversification and supporting the rural economy. The Minister for Community, Rural and Gaeltacht Affairs established 'Comhairle na Tuaithe' in 2004 to address three priority issues:

- Access to the Countryside;
- The development of a Countryside Code, and;
- The development of a National Countryside Recreation Strategy.

The National Countryside Recreation Strategy was finalised in 2006 with its purpose to define the scope, vision and a suggested framework for implementation for Countryside Recreation as agreed by Comhairle na Tuaithe. The five Strategic Objectives set out in the National Countryside Recreation Strategy are as follows:

1. To achieve sustainable and responsible recreation in the countryside.
2. To promote caring recreational use of the countryside.
3. To develop a national framework that promotes the rights and responsibilities of both owners and users.
4. To develop a suitable structure to deliver a national countryside recreation service in a strategic and co-ordinated way.
5. To secure a package of funding mechanisms to deliver on the objectives of the Strategy.

The Council is committed to the protection and sustainable development of the amenities of the County for recreational purposes to the benefit of residents of the County as well as the promotion of Tourism. **The Council has recently been involved with the County Sports Partnership and the Irish Sports Council in publishing a guide to Walking Trails in County Cork and will continue to support such initiatives in the future.** The Council will engage with the process of developing a County Recreational Trails Policy and will support such facilities in line with the recommendations of the policy. **The Local Area Plan review process may also need to examine the identification of new walking / cycling or access routes to particular amenity areas after initial and proper consultation in advance with the landowner.**

Development Plan Objectives: Countryside Recreation	
HOU 14-15	<p>Countryside Recreation</p> <p>(a) It is objective of the Council to support the diversification of the rural economy through the development of the recreational potential of the countryside in accordance with the National Countryside Recreation Strategy.</p> <p>(b) It is an objective of the Council to engage with the process of developing a County Recreational Trails Policy as provided for under the Councils Recreation and Amenity Policy. Where appropriate, and after initial and proper consultation with the landowner, the Local Area Plans may also need to examine the identification of new walking / cycling routes and access routes to particular amenity areas.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with re-locating the proposed change to Chapter 5 to form an enlarged section relating to Tourism and Recreation.

It is acknowledged that there is a link between the section on Countryside Recreation in Chapter 4 Rural Coastal & Islands and the policies and objectives relating to Sustainable Tourism contained in Chapter 5. Therefore, it is recommended that additional text be included in this section to highlight this connection.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:****PROPOSED CHANGE**

It is proposed to make a change to the Draft plan to remove paragraphs 8.14.16 – 8.14.18 and Objective HOU 14-15 from Chapter 8 and include these in a new Section before Section 4.15 in Chapter 4. It is also proposed to amend the text to include the following text (highlighted in bold).

Countryside Recreation

Recreation is an important component of modern living and has a valuable social, economic and educational role to play in modern society. Cork County Council recognises the considerable recreational potential which is available in the rural environment of County Cork and the potential role of this sector in terms of rural diversification and supporting the rural economy. The Minister for Community, Rural and Gaeltacht Affairs established 'Comhairle na Tuaithe' in 2004 to address three priority issues:

- Access to the Countryside;
- The development of a Countryside Code, and;
- The development of a National Countryside Recreation Strategy.

The National Countryside Recreation Strategy was finalised in 2006 with its purpose to define the scope, vision and a suggested framework for implementation for Countryside Recreation as agreed by Comhairle na Tuaithe. The five Strategic Objectives set out in the National Countryside Recreation Strategy are as follows:

1. To achieve sustainable and responsible recreation in the countryside.
2. To promote caring recreational use of the countryside.
3. To develop a national framework that promotes the rights and responsibilities of both owners and users.
4. To develop a suitable structure to deliver a national countryside recreation service in a strategic and co-ordinated way.
5. To secure a package of funding mechanisms to deliver on the objectives of the Strategy.

The Council is committed to the protection and sustainable development of the amenities of the County for recreational purposes to the benefit of residents of the County as well as the promotion of Tourism. **The Council has recently been involved with the County Sports Partnership and the Irish Sports Council in publishing a guide to Walking Trails in County Cork and will continue to support such initiatives in the future.** The Council will engage with the process of developing a County Recreational Trails Policy and will support such facilities in line with the recommendations of the policy. **The Local Area Plan review process may also need to examine the identification of new walking / cycling or access routes to particular amenity areas after initial and proper consultation in advance with the landowner. The detailed policies and objectives relating to sustainable tourism development are outlined in Chapter 5 of this plan.**

Development Plan Objectives: Countryside Recreation	
HOU 14-15	Countryside Recreation (a) It is objective of the Council to support the diversification of the rural economy through the development of the recreational

Development Plan Objectives: Countryside Recreation	
	<p>potential of the countryside in accordance with the National Countryside Recreation Strategy.</p> <p>(b) It is an objective of the Council to engage with the process of developing a County Recreational Trails Policy as provided for under the Councils Recreation and Amenity Policy. Where appropriate, and after initial and proper consultation with the landowner, the Local Area Plans may also need to examine the identification of new walking / cycling routes and access routes to particular amenity areas.</p>

PROPOSED CHANGE NO. 4.18

REMOVE PARAGRAPHS 6.3.19, 6.3.20 AND OBJECTIVE INF 3-17 FROM CHAPTER 6 AND INCLUDE THESE IN A NEW SECTION BEFORE SECTION 4.15 OF CHAPTER 4.

PROPOSED CHANGE

It is proposed to make a change to the Draft plan to remove paragraphs 6.3.19, 6.3.20 and Objective INF 3-17 from Chapter 6 and include these in a new Section before Section 4.15 of Chapter 4.

Rights of Way

The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.

The Council also recognises that a register or databases of public Rights of Way would be useful in promoting awareness of these issues. However, it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise could be carried out to establish the feasibility of setting up such a database / register.

Development Plan Objectives: Rights of Way	
INF 3-17	<p>Rights of Way</p> <p>It is a general objective, wherever possible, to preserve established public Rights of Way, to promote the way-marked ways network within the County and, subject to proper consultation in advance with landowners, to give general support to increase access to open areas including uplands and coastlines.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with re-locating the proposed change to Chapter 5 to form an enlarged section relating to Tourism and Recreation.

It is considered that this issue has been addressed in the Managers response to proposed change no. 4.17.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.19

REMOVE PARAGRAPHS 8.14.19 – 8.14.20 FROM CHAPTER 8 AND INCLUDE THE AMENDED TEXT AFTER PARAGRAPH 4.15.1.

PROPOSED CHANGE

Is proposed to remove paragraphs 8.14.19, 8.14.20 from Chapter 8 and include the following text (highlighted in bold) after paragraph 4.15.1.

The natural assets of the Coastline including its harbours and numerous beaches enable the County to offer tourism as an important economic activity. Cork Harbour is the most significant port in the state, outside Dublin, and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the South West Region. Cork County Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The detailed policies and objectives relating to sustainable tourism development are outlined in Chapter 5 of this Draft Development Plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2030						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

A submission received supports the proposed change.

The other submission requests the inclusion of 'piers and sea walls' in this paragraph. It is not clear from the submission what context this text should be included and so it is considered that the existing wording is adequate.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.20**AMEND TEXT OF PARAGRAPHS 4.15.6 AND REPLACE WITH ADDITIONAL TEXT RELATING TO THE IMCORE PROJECT.****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to replace the text of paragraph 4.15.6 with the following text (highlighted in bold).

The Council continues to be involved in European Projects in relation to coastal zone management through its involvement in the IMCORE Project, which is focusing on the promotion of approaches to reducing the impacts of climate change on coastal resources, using Cork Harbour as a case study area. This new project, which follows on from the success of the COREPOINT initiative, will also enable and support the implementation of the Cork Harbour Integrated Management Strategy, which was finalised in May 2008.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.21**AMEND SECTION 4.15 TO INCLUDE ADDITIONAL TEXT TO REFER TO BLUE FLAG BEACHES AND DESIGNATED BATHING AREAS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) after paragraph 4.15.8 in the Coastal Areas section.

In 2008, nine 'Blue Flag' beaches were designated in County Cork. To achieve 'Blue Flag' status, a bathing site, in addition to maintaining a high standard of water quality, must meet specified objectives with regard to the provision of safety services and facilities, environmental management of the beach area and environmental education. It is the policy of Cork County Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities. Designated bathing areas and Blue Flag beaches which are significant local amenities are also important from a tourist potential perspective.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2030	2042	2333					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

A submission received supports the proposed change.

The relevant planning issues raised by submissions in this case are concerned with the inclusion of additional text relating to high quality beaches and the inclusion of reference in the text on the need to identify additional blue flag beaches during in the Local Area Plan process.

It is considered that reference should be made to high quality beaches in the interests of providing clarity to this issue. The identification of additional Blue Flag beaches is not within the remit of Cork County Council and it is a matter for An Taisce to administer the Blue Flag Scheme.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

In 2008, nine 'Blue Flag' beaches were designated in County Cork. To achieve 'Blue Flag' status, a bathing site, in addition to maintaining a high standard of water quality, must meet specified objectives with regard to the provision of safety services and facilities, environmental management of the beach area and environmental education. It is the policy of Cork County Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities. Designated bathing areas, ~~and~~ Blue Flag beaches **and other high quality beaches within the County**, are significant local amenities **and** are also important from a tourist potential perspective.

PROPOSED CHANGE NO. 4.22**AMEND SECTION 4.15 TO INCLUDE AN ADDITIONAL OBJECTIVE TO REFER TO DESIGNATED BATHING AREAS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include the following objective (highlighted in Bold) in the Coastal Areas section (currently Section 4.15).

Development Plan Objectives: Designated Bathing Areas	
RCI 2-X	<p>Designated Bathing Areas</p> <p>It is an objective to support and protect designated bathing areas as valuable local amenities and a tourism resource.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2030	2042						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the inclusion of additional text relating to high quality beaches in the designated bathing areas objective.

A submission received also supports the proposed change.

The proposed objective relates solely to Designated Bathing Areas which are designated under the Quality of Bathing Waters Regulations, so no change is proposed.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.23

REMOVE OBJECTIVE HOU 14-16 FROM CHAPTER 8 AND INCLUDE THIS OBJECTIVE IN THE COASTAL AREAS SECTION (4.15) OF CHAPTER 4

PROPOSED CHANGE

It is proposed to make a change to the draft plan to remove objective HOU 14-16 (highlighted in Bold) from Chapter 8 and include it and additional text (highlighted in bold) in the Coastal Areas section.

Development Plan Objectives: Coastal Amenities	
RCI 2-X	<p>Coastal Amenities</p> <p>It is an objective of the Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities, in accordance with the principles of proper planning and sustainable development.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2030	2042						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the inclusion of additional text 'to protect' beaches in the Coastal Amenities objective.

A submission received also supports the proposed change.

It is considered that these issues are adequately addressed in the wording of the proposed objective which seeks to ensure that Cork County Council's beaches are maintained to a high standard. The objective reflects Cork County Council's responsibilities in relation to the beaches of the County, while also seeking to develop the recreational potential of beaches as publicly accessible seaside amenity facilities, in accordance with proper planning and sustainable development principles.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.24

AMEND TEXT OF PARAGRAPH 4.16.3 TO REFER TO IMCORE PROJECT AND CORK HARBOUR STUDY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace the text of paragraph 4.16.3 with the following text (highlighted in bold).

It is recognised that the full potential of the harbour could best be realised through a more integrated approach to its planning and development. In this regard, the Council will seek to prepare an overall **strategy study** for the development of the harbour. This **strategy study** will build on work currently underway in the **COREPOINT and IMCORE Projects** and will inform future reviews of the Midleton, Blarney and Carrigaline Electoral Area Local Area Plans which straddle Cork Harbour.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.25

AMEND TEXT OF OBJECTIVE RCI 2-27 TO REFER TO SUSTAINABLE DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in objective RCI 2-27 (a).

Development Plan Objectives: Islands	
RCI 2-27	<p>Development Proposals on the Islands</p> <p>(a) It is an objective generally to support sustainable development proposals that contribute to the long term economic and social development of the islands.</p> <p>(b) In particular, it is an objective to give priority to development that contributes to retention of the year-round population on the islands, has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(c) It is an objective to restrict the development of individual second homes, except where existing dwellings are restored or extended.</p> <p>(d) It is a particular objective to ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

A submission received supports the proposed change. No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.26

AMEND PARAGRAPH 4.17.2 AND OBJECTIVE RCI 2-28 TO INCLUDE ADDITIONAL TEXT RELATING TO THE REVIEW OF THE WEST CORK ISLANDS STUDY.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) to paragraph 4.17.2 and replace the text of Objective RCI 2-28 with the following text (highlighted in bold).

Within West Cork there are 7 islands with permanent populations, and these are identified in the Skibbereen and Bantry Local Area Plans, respectively. Numerous political policy initiatives, both nationally and locally (including the West Cork Islands Study, 1994), over many years have done much to help alleviate the impact of these economic and social forces on these isolated communities. **It is recognised that the issues relating to the Islands are both sensitive and complex and in this regard, it is considered that the West Cork Islands Study which was originally published in 1994, should be updated.** The three islands with the most significant populations (Bere Island, Clear Island and Sherkin Island) have all experienced a recent decline in population from 2002 Census figures. According to 2006 Census results, the populations of Bere Island, Clear Island and Sherkin Islands were 187, 125, and 106 persons respectively.

Development Plan Objectives: Islands	
RCI 2-28	<p>Islands in the Local Area Plans</p> <p>(a) It is a particular objective to incorporate all inhabited islands within a scheduled Local Area Plan in order to take account of the special local requirements of individual islands and to ensure that local planning is not confined to built up mainland areas only.</p> <p>(b) It is an objective to undertake a review of the West Cork Islands Study.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

A submission received supports the proposed change. No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 4.27

AMEND PARAGRAPH 4.17.3 AND INCLUDE ADDITIONAL TEXT AND A NEW OBJECTIVE IN SECTION 4.17 RELATING TO THE BERE ISLAND CONSERVATION PLAN.

PROPOSED CHANGE

It is proposed to make a change to the Draft plan to include the following additional text (highlighted in bold) to paragraph 4.17.3 and include the following new Objective, RCI 2-X (highlighted in bold) in Section 4.17.

The area of Bere Island, which is the largest of West Cork's islands, and uniquely creates the potential for some appropriate development, that could improve the economic outlook for the community, helping to sustain current population levels. **The Bere Island Conservation Plan (2003) is considered to be an innovative example of stakeholder consultation and ownership for the community of Bere Island.** The Bantry Local Area plan, 2005, states that the main tools to achieving stability of population is through promoting the retention of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities, which attract tourists as well as having their own intrinsic merit.

Development Plan Objectives: Bere Island Conservation Plan	
RCI 2-X	Bere Island Conservation Plan It is an objective to support the implementation of the Bere Island Conservation Plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Chapter 5: Economy and Employment

PROPOSED CHANGE NO. 5.1

AMEND CHAPTER 5 TO INCLUDE ADDITIONAL PRINCIPLE WHICH ENSURES THAT THE FUTURE ECONOMIC GROWTH OF THE COUNTY WILL BE SUPPORTED BY A SUSTAINABLE TRANSPORTATION NETWORK

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following principle (highlighted in bold) at the beginning of Chapter 5;

This Chapter presents policies and objectives for the planning of the economic development of the county, which is based on the following main strategic principles:

- a. Facilitating the growth of the local economy through an informed planning policy framework that meets the existing and future employment needs of the County.*
- b. The promotion of a strategic, sustainable economic development strategy that identifies an appropriate hierarchy of employment centres that are related to the overall development strategy of the county and areas of predicted population growth and residential development.*
- c. Promote and encourage economic development to meet the needs of rural areas while safeguarding their environmental character*
- d. Enhance the economic vitality and viability of the main settlements in County Cork. Enhance the economy and local service function of key villages and villages across the county.*
- e. Ensure that the future economic growth of the County is supported by an Integrated Strategic Transportation Network.***

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

November 2008

MAIN REPORT

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.2

AMEND SECTION 5.1 TO INCLUDE WORDING FROM THE CASP UPDATE ON THE KEY ECONOMIC DEVELOPMENT POLICIES

PROPOSED CHANGE

It is proposed to delete paragraph 5.1.5 and replace with the following text (highlighted in bold)

~~5.1.5. The focal points for this economic development investment should be Cork City, the Cork Metropolitan Strategic Planning Area, the Hub town of Mallow, the future corridors of development (Atlantic Gateways Corridor and along the suburban rail network) and in Clonakilty.~~

5.1.5. The National Spatial Strategy, the Regional Planning Guidelines, the Cork Area Strategic Plan (CASP Update 2008) and the North and West Strategic Plan have guided the economic development strategy for County Cork. In particular, the CASP Update has identified a number of key economic development policies that influence the County economic strategy, these are:-

- the need for strengthening of the role of the City Centre (through regeneration of brownfield lands),
- the focus of economic development along the suburban railway corridor between Mallow, Blarney, Carrigtwohill and Midleton,
- the continued growth of strategic employment areas of Kilbarry, Ringaskiddy, Little Island, Airport Business Park and Whitegate
- the identification of the need for an additional strategic employment centre in Ballincollig and the need for a science park at Curraheen
- the strengthening of all Ring Towns with particular emphasis on the development of Mallow as a Hub Town.

The North and West Strategic Plan identified Clonakilty as a major economic development node and the need to strengthen the corridor between Mallow and Charleville in North Cork. The latter has been manifested in the National Spatial Strategy programme for the development of the Atlantic Corridor linking gateways.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2534	2628	2686					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

November 2008

MAIN REPORT

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified by the submissions in this case are concerned with the Strategic Employment Centres of Ballincollig and Little Island. The first issue identified is the request that strategic greenbelt land or recreation land should be made available for employment development in the two towns. Specifically, lands between the City and Ballincollig for strategically important mixed uses, in particular for industries that want to locate close to third level institutions and intensive recreational facilities and the redevelopment of Harbour Point Golf Course in Little Island. The second issue relates to the need for a Science Park to be located in Cork and to work in collaboration with the third level institutions in the area and the business community to ensure the delivery of such a facility, incorporating high tech, science and research related businesses.

It is considered that the issue relating to the use of greenfield or recreational lands should be dealt with in the review of the relevant Local Area Plans, given that both Ballincollig and Little Island have been designated as Strategic Employment Centres. The draft County Development Plan has made reference to the need for a Science Park in the Carrigaline Local Area Plan and therefore, it is considered that no additional text will be needed on this issue.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.3

AMEND OBJECTIVES ECON 1-1 TO INCLUDE WORDING FROM THE CASP UPDATE

PROPOSED CHANGE

It is proposed to amend the objective by deleting and inserting the following text (highlighted in bold) into ECON 1-1 as follows:-

- (a) It is an objective generally to encourage all forms of economic and employment development throughout the County in response to the ~~structural changes policies and objectives contained within the National Spatial Strategy, the Regional Planning Guidelines, the North and West Strategic Plan, the CASP Update 2008 that have taken place, the national spatial policies~~ and in accordance with the overall development strategy and objectives of this plan.

- (d) It is an objective to promote **economic development in the county along the suburban rail corridor (Blarney – Monard - Mallow-Carrigtwohill – Midleton- Cobh), the strategic employment areas (Kilbarry, Ringaskiddy, Little Island, Whitegate, Airport Business Park and Ballincollig) as well as in Clonakilty and the major Ring Towns.** ~~Clonakilty as a major employment centre in West Cork in order to provide a balance in economic development and employment across the County as a whole.~~

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

No reference is made to the sustainable economic development of the county. Therefore reference should be made to adhering to the principles of sustainable development and the promotion of sustainable economic development in the county.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised by the submissions but in the interests of clarity, a reference to 'sustainable economic development' arising from the recommendation of the SEA needs to be included in the objective. It is therefore considered that the words "sustainable economic development" be included in paragraph (d).

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

(d) It is an objective to promote **sustainable economic development** in the county along the suburban rail corridor (Blarney – Monard - Mallow-Carrigtwohill – Midleton- Cobh), the strategic employment areas (Kilbarry, Ringaskiddy, Little Island, Whitegate, Airport Business Park and Ballincollig) as well as in Clonakilty and the major Ring Towns. Clonakilty as a major employment centre in West Cork in order to provide a balance in economic development and employment across the County as a whole.

PROPOSED CHANGE NO. 5.4

DELETE PARAGRAPH 5.2.4 AND REPLACE IT WITH NEW PARAGRAPH ON CASP UPDATE

PROPOSED CHANGE

It is proposed to make a change to the draft plan by deleting paragraph 5.2.4 (National and County Employment Structure) and replacing it with the following text (highlighted in bold);

~~5.2.4. The Cork Area Strategic Plan is in the process of being updated. This update will reflect the population targets identified by the Department of the Environment and produce a revised economic assessment so that the economy can be developed in a manner that will sustain the higher levels of population now envisaged. In addition, the update project will give consideration to the need to identify new strategic employment centres and their broad spatial distribution.~~

5.2.4. The Cork Area Strategic Plan (CASP) has been updated. This update estimates a net increase of 45, 021 additional jobs required to support the projected increase in population in the CASP region. In order to achieve this growth in the CASP area, the economic strategy will focus on measures to facilitate a more diversified economic base, a focus on cost competitiveness and productivity and choice of investment locations, a significantly expanded labour market and skills strategy and a specific targeted plan to develop the Docklands.

Although the update of CASP is being brought into effect at a time of economic uncertainty where the growth rates of recent years would appear unlikely to be repeated at least in the short term, the aim of the update remains focussed on the sustainable delivery of the Governments population targets for the South West Region.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.5

DELETE PARAGRAPH 5.2.5. AND 5.2.6 INCLUDING TABLE 5.1 AND REPLACE WITH ADDITIONAL TEXT AND TABLES ON FUTURE JOB GROWTH AND EMPLOYMENT LAND REQUIREMENTS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to delete paragraphs 5.2.5 and 5.2.6 and Table 5.1 and insert the following text (highlighted in bold) and tables after Table 5.2 Hierarchy of Employment Centres:

5.2.10 Whilst the County Economic Strategy will continue to support the development of the county as an internationally attractive cluster of bio-pharma and ICT sectors it is considered likely that the major growth in employment within the CASP area will be in the traded services sectors. The main areas of potential growth include the following:

- **Internationally-traded services, including business services, software, financial, and a range of back-office functions;**
- **Nationally -traded services, including areas such as head office activities for Irish corporates and health, education, consumer services and business services.**

Ideally employment and population would be placed in the same location to reduce commuting and to enhance sustainability. There are however constraints in co-locating employment and population due to capacity issues and the need for employers to have access to a sufficiently large pool of skills. In cases where co-location is not feasible the employment strategy has focused on locating population in areas with access to a rail link and potential rapid transit corridors. Similarly, County Cork can achieve its full economic potential by emphasising strong growth in the Metropolitan areas followed by more measured growth in the Ring and County areas.

The table below indicates the updated projections for the distribution of job creation within the County area. The enhanced economic and investment strategy is designed to deliver a major uplift in economic growth and consequent employment generation, amounting to an estimated 36,000 new jobs over the remainder of the period to 2020, compared with the 2006 position. The table also shows the distribution of the jobs by main land use categories; namely industry, enterprise and retail/commercial in each of the strategic planning areas. The majority (40%) of jobs will be in the enterprise sector (business and technology and offices) and the metropolitan area (57%) will be the main area for investment in jobs.

Table 5.3 Future Jobs in Strategic Planning Areas by Land Use Up to 2020

Land Use	County Metropolitan Area	Ring Towns	North	West	Total
Enterprise	9,914	2,967	549	1,393	14,823
Industry	6,152	3,463	1,446	1,326	12,387
Retail/Commercial	4,530	2,552	1,128	1,326	9,536
Total	20,596	8,982	3,123	4,045	36,746

NB: Future jobs were calculated using Indicative Future Employment Growth set out in Tables 3.7 and 3.9 in the CASP update and the National Spatial Strategy population uplifts for North and West Cork.

In order to give guidance to the amount of land required for future employment uses in the Local Area Plans, indicative land requirements for employment uses

have been forecast using standards modified from the CASP Update and incorporated into the relevant land use categories; namely enterprise and industry. Retail and commercial uses will mostly be located in Town Centre locations throughout the County in accordance with the recommendations of the Joint Retail Strategy, so no land requirements are provided for this use category.

Planning for future employment development requires a more broadly based approach than planning for other development sectors, particularly housing development, due to the increasingly diverse nature and requirements of development in the economic and employment sector. One of the most important factors is that there is a good choice and plentiful supply of land available. These figures will inform the future requirement for new employment land in the Local Area Plans.

The following table gives future land requirements for 2020 in the strategic planning areas;

Table 5.4 Employment land requirements (hectares) in strategic planning areas – Up to 2020

LAND USE	Metropolitan Area	Ring Towns	North and West	Total
Enterprise	52.9	15.8	9.7	78.4
Industry	123.0	69.2	57.7	249.9
Total	175.9	85.0	67.4	328.3

The calculations for the land requirements modified average standards used by the CASP Update 2008 for the County. Enterprise development averages 32m² per job at 30% coverage and average 2 storeys. Industry averages 40m² per job, 20% coverage and average 1 storey.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.6

AMEND OBJECTIVE ECON 2-1 BY THE INSERTION OF AN ADDITIONAL PARAGRAPH ON ECONOMIC INVESTMENT IN THE BIO PHARMA SECTORS AND TRADED SERVICES

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend the Objective ECON 2-1 by the insertion of an additional objective as follows:

- (c) **It is an objective to encourage continued growth in employment in the county and to stimulate economic investment in the bio-pharma sectors as well as traded services sector broadly in the areas and sectors identified in Tables 5.3 and 5.4.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.7

AMEND SECTION 5.2.14 TO INCLUDE ADDITIONAL TEXT RELATING TO RINGASKIDDY

PROPOSED CHANGE

It is proposed to make a change to paragraph 5.2.14 of the draft plan by including the following text (highlighted in bold);

5.2.14. **The proposed spatial strategy in the CASP update involves support for the development of Ringaskiddy as a strategic employment location, focused on industry. Major transport infrastructure proposals include potential for enhanced development of port related facilities at Ringaskiddy. Ringaskiddy will continue to act as a strategic employment location and indeed should see significant industrial employment growth.** Ringaskiddy has excellent port facilities and contains predominantly large-scale manufacturing industrial uses (FDI companies) that occupy large, stand-alone sites. The area also has a number of residential and amenity uses that require protection against inappropriate development. ~~The provision of large scale industry and port related development in Ringaskiddy will also play an important role in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities. It is an important element of the CASP plan that the remaining port activities close to the City Centre, including the container facilities at Tivoli, should relocate to Ringaskiddy where larger modern ships can be accommodated and the area is served directly by the National Road Network, facilitating the movement of freight of by road without the need for heavy goods vehicles to pass through either the City centre or any other major residential areas. This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close to the heart of the city.~~

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2478	2628						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified by the submission in this case are concerned with the deletion of this change on the grounds that a) the Planning Authority is committed to including the recommendations of the CASP update in the amended draft of the Plan b) the relocation of the Tivoli container terminal to Ringaskiddy has been specifically endorsed in the CASP update c) There are specific proposals to upgrade the road infrastructure to facilitate freight transport and d) the implication of the proposed change is that the planning authority no longer supports the relocation of the container terminal to Ringaskiddy and no longer intends to support the upgrade of the N28 to cater for freight traffic generated by the port of Ringaskiddy.

Cork County Council is committed to the relocation of port related activities from Tivoli and Cork City in order to facilitate the regeneration of the Docklands and to maintain modern and efficient port facilities for Cork and its region. While the recent decision by An Bord Pleanála has identified concerns in relation to relocation of port activities to Ringaskiddy, the Development Plan should indicate that the Council is committed to engage with the Port of Cork to both seek a resolution of these issues and give consideration to possible alternative locations.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS PUBLISHED.**

5.2.14 The proposed spatial strategy in the CASP Update involves support for the development of Ringaskiddy as a strategic employment location, focused on industry. Major transport infrastructure proposals include potential for enhanced development of port related facilities at Ringaskiddy. Ringaskiddy will continue to act as a strategic employment location and indeed should see significant industrial employment growth. Ringaskiddy has excellent port facilities and contains predominantly large-scale manufacturing industrial uses that occupy large, stand alone sites. The area also has a number of residential and amenity uses that require protection against inappropriate development. The provision of large scale industry and port related development in Ringaskiddy will also play an important role in the redevelopment of the Cork City docklands by providing for the relocation and development of industrial uses and major port facilities. It is an important element of the CASP plan that the remaining port activities close to the city centre, including the container facilities at Tivoli, should be relocated to areas where larger modern ships can be accommodated and where they are served directly by the national road network, facilitating the movement of freight of by road without the need for heavy goods vehicles to pass through either the city centre or any other major residential areas. This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close to the heart of the city.

Cork County Council is committed to the relocation of port facilities to Ringaskiddy and will engage with the Port of Cork and other relevant stakeholders, to seek a resolution to the issues raised by An Bord Pleanála and if necessary give consideration to possible alternative locations.

PROPOSED CHANGE NO. 5.8

AMEND SECTION 5.2.16 TO INCLUDE ADDITIONAL TEXT RELATING TO LITTLE ISLAND

PROPOSED CHANGE

It is proposed to make a change to paragraph 5.2.16 of the draft plan by including the following text (highlighted in bold);

5.2.16. Little Island has developed as the key location for a variety of industrial activities. It has a number of large-scale manufacturing industries together with a mixture of small to medium sized industrial parks and a larger-scale office park (Eastgate). It enjoys excellent links to the National road network, is close to the Jack Lynch tunnel and will be linked to the Midleton-Blarney Suburban Rail Network. For these reasons it has proved a particularly suitable location for a mixture of employment led industrial, enterprise and distribution developments. **Little Island has been identified as a Strategic Employment Centre in the CASP update and this is reflected in the objectives of this plan. The further development of Little Island is premised on the provision of high quality public transport. According to CASP Little Island's Employment Type is Business and Technology/Offices/Distribution. The key planning issues for Little Island are; accessibility by public transport, impact on existing residential amenities, provision of high quality open space, and amenities for workers and residents and consolidation of localised services. There are also opportunities for the redevelopment and intensification of existing lands and the Local Area Plans will strengthen the supply of land in Little Island. In the short term Little Island requires urgent focus on the provision of bus based public transport in a balanced response to the over reliance on car dominated commuting in the employment areas in Little Island itself.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2043	2686						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

*The relevant planning issues identified by the submissions, in this case, are concerned with the Strategic Employment Centre of Little Island. The NRA commends the Council for its proposed emphasis on the need for public transportation in Little Island. It is also recommended that the **proposed changes in amendments 3.26 and 5.8 be co-ordinated.***

Another issue raised in a separate submission in relation to the Strategic Employment Centres is the importance of the redevelopment of additional lands and the impact it would have on reinforcing the position of Little Island as a Strategic Employment Location.

It is considered that proposed changes 3.26 and 5.8 could be more co-ordinated by referring to the enhancement of public transport through improved linkages with the existing railway station in proposed change 5.8.

It is considered that the issue in relation to making additional land available at Little Island is primarily a matter for the review of the relevant electoral area of the Local Area Plans.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

5.2.16 Little Island has developed as the key location for a variety of industrial activities. It has a number of large-scale manufacturing industries together with a mixture of small to medium sized industrial parks and a larger-scale office park (Eastgate). It enjoys excellent links to the National road network, is close to the Jack Lynch tunnel and will be linked to the Midleton-Blarney Suburban Rail Network. For these reasons it has proved a particularly suitable location for a mixture of employment led industrial, enterprise and distribution developments. **Little Island has been identified as a Strategic Employment Centre in the CASP update and this is reflected in the objectives of this plan. The further development of Little Island is premised on the provision of high quality public transport including improved linkages with the existing railway station. According to the CASP update Little Island's Employment Type is Business and Technology/Offices/Distribution. The key planning issues for Little Island are; accessibility by public transport, impact on existing residential amenities, provision of high quality open space, and amenities for workers and residents and consolidation of localised services. There are also opportunities for the redevelopment and intensification of existing lands and the Local Area Plans will strengthen the supply of land in Little Island. In the short term Little Island requires urgent focus on the provision of bus based public transport in a balanced response to the over reliance on car dominated commuting in the employment areas in Little Island itself.**

PROPOSED CHANGE NO. 5.9**INSERT NEW PARAGRAPH AFTER SECTION 5.2.18 ON FUTURE EMPLOYMENT GROWTH AND INSERT NEW TABLE****PROPOSED CHANGE**

The table below outlines the number of actual jobs in the major employment centres in the County Metropolitan Strategic Planning Area. Significant employment is also projected to arise from the proposed science park at Curraheen. The table also gives the projected growth in jobs for these areas up to 2020. These main employment growth areas are Ringaskiddy, Carrigaline, Kilbarry, Ballincollig, Little Island, Carrigtwohill, Whitegate and the Airport. The table also shows the balance in the number of jobs which will be distributed between the other main towns and other locations in County Metropolitan Strategic Planning Area.

Table 5.5: Future Employment Growth in the County Metropolitan Strategic Planning Area

Area	2006	2020	Growth in Jobs
Ringaskiddy and Carrigaline	7,816	10,316	2,500
Kilbarry (part of)	2,552	4,302	1,750
Ballincollig	8,686	12,800	4,114
Little Island and Carrigtwohill	12,760	14,934	2,174
Airport	2,232	3,232	1,000
Whitegate	743	2,743	2,000
Total	34,789	48,327	13,538
Main Town and Other Locations	26,668	33,726	7,058
Total	61,457	82,053	20,596

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.10

INCLUDE ADDITIONAL TEXT IN SECTION 5.2.20 ON THE GROWTH OF THE SERVICES ECONOMY IN THE RAIL CORRIDOR AREAS

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following sentence (highlighted in bold) in paragraph 5.2.20;

The main town of Midleton and the Blarney/Monard area are located on the suburban rail network and will benefit from access to public transportation infrastructure. As Integrated Employment Centres, the aim is for balanced provision of land for housing and for employment development. These towns are located east and north of the City and will provide much of the re-balancing in the provision of housing and employment. **The rail corridor will provide access to a mix of employment uses including large scale industry and office based industry and enterprise. The Cork Area Strategic Plan Update recognises that development along the rail corridor is consistent with the principle of sustainable development.**

Ballincollig, located on the west of the City, has benefited from a new national road bypass and has potential to develop further in the provision of additional housing and employment as an integrated employment centre. The range of employment activities provided for in these centres is to include both small-scale and large-scale employment led industrial and enterprise development (office based industry, manufacturing and distribution).

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2397							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified by the submission in this case are concerned with the inclusion of additional text in the first paragraph of this proposed change as follows; "the Local Area Plan will revisit areas where it can be demonstrated that established zonings in the rail corridor are limiting development potential and sustainable patterns of development".

It is considered that the inclusion of additional text referring to revisiting established areas is unnecessary because it will be done as part of the review of the relevant electoral area of the Local Area Plans.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.11**AMEND PARAGRAPH 5.3.7 (LAND USE AND ECONOMIC DEVELOPMENT) TO INCLUDE CHANGES RELATING TO INDUSTRIAL DEVELOPMENT IN RURAL AREAS AND INCLUDE NEW OBJECTIVE****PROPOSED CHANGE**

It is proposed to make a change to the draft plan by including the following objective (highlighted in bold) in section 5.3 after objective ECON 3-3;

Development Plan Objectives: Industry	
ECO 3-X	<p>Locations for large scale long established industrial uses.</p> <ul style="list-style-type: none"> • In some circumstances significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres. • Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans. • However, in cases where the zoned land is clearly unsuitable for a particular industrial use, consideration may be given to alternative locations outside or close to the town subject to normal proper planning considerations

PROPOSED CHANGE

It is proposed to make a change to paragraph 5.3.7 of the draft plan by including the following text (highlighted in bold);

5.3.7 The scale of appropriate industrial development will be dependent upon its location within the employment hierarchy. Large scale industrial development should be encouraged in the Major Employment Centres. Small to medium scale industrial development which include the provision of incubator units, should generally be located in the Integrated, District and Local Employment Centres. These areas should cater for manufacturing (those activities that create noise, vibrations, smells fumes, smoke, soot, ash dust or grit), repairs, warehousing, distribution, open storage and transport operating centres type activities. Given their scale, these areas are more likely to be located in district employment centres rather than Strategic Employment Centres. **Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans.** It will be important that Local Area Plans and Special Local Area Plans provide a choice of locations for the expansion and development of new industries located within the main settlements and employment centres, where possible in close proximity to public transport.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

The relocation of large scale industrial lands will probably conflict with the maximisation of Brownfield lands and this will unlikely be mitigated against.

There are concerns that the proposed wording of the objective fails to reflect the servicing aspects of any future proposals, the necessity to generally direct development towards Brownfield sites and lacks an appropriate reference to sustainable development.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised however a reference to 'sustainable development' arising from the recommendation of the SEA needs to be included in the objective.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

Development Plan Objectives: Industry	
ECO 3-X	<p>Locations for large scale long established industrial uses.</p> <ul style="list-style-type: none"> • In some circumstances significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres. • Normally it will be appropriate to seek relocation for the industry on suitable land identified in

Development Plan Objectives: Industry	
	<p>Local Area Plans.</p> <ul style="list-style-type: none"> • However, in cases where the zoned land is clearly unsuitable for a particular industrial use, consideration may be given to more sustainable, alternative locations outside or close to the town subject to normal proper planning considerations

PROPOSED CHANGE NO. 5.12**AMEND SECTION 5.3.3 TO INCLUDE ADDITIONAL TEXT ON BUSINESS PARKS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan by including the following text (highlighted in bold) in section 5.3.3;

5.3.3. In all main towns, economic development will be focused on the different land uses that represent the different functions, namely, Industry; Enterprise, Retail and Commercial Development. **Business Parks, which can offer diversity in employment type, size and setting, can be included under each of these land uses.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2628							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified by the submission, in this case, are concerned with the need for adequately zoned lands for business purposes. There needs to be flexibility in the planning process which will address market conditions. The planning authority should identify appropriate opportunities to enable the expansion of successful business parks and to identify areas for new business parks of a similar scale. Another issue raised is the need for the planning authority to identify strategically located well serviced sites for industrial uses close to major public, private, port and air transport nodes, including Cork Airport Business Park, Ballincollig, Little Island, Carrigtwohill, Midleton and Ringaskiddy. Locations outside this zone are considered less suitable from an accessibility and market demand perspective.

It is considered that these issues are already dealt with in the amendments to the plan and that detailed zoning of land for these uses will primarily be a matter for the review of the relevant Electoral Area Local Area Plans.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.13

AMEND SECTION 5.4 TO INCLUDE RETAIL STRATEGY AND MAKE CHANGES TO THE EXISTING STRUCTURE OF THIS SECTION

PROPOSED CHANGE

It is proposed to make a change to the draft plan by separating the Retail and Commercial sections of the plan and to include the Joint Retail Strategy as follows;

5.4 Retail and Commercial Development

5.4.1. ~~The Cork Planning Authorities Joint Retail Strategy is currently being reviewed. The current strategy in the 2003 County Development Plan will be used until they are replaced by the new Joint Retail Strategy. For the purposes of this draft plan, the definitions and objectives relating to retail and commercial development will be included. The revised Joint Retail Strategy will be incorporated at the amendment stage of this plan in 2008.~~

Cork City Council and Cork County Council jointly commissioned consultants to prepare the *Cork Strategic Retail Study (March 2008)*. This strategy will replace the existing Joint Retail Strategy and has been incorporated in this section as follows;

Retail and Commercial Development

~~This section considers a broad group of economic activities where goods and services are provided both to the public and to other businesses. These activities form the core activities found in town centres and are often, but not always, characterised by the provision of goods and services to visiting members of the public. As a group these activities generate significant employment and provide a competitive environment for both individuals and businesses to access the goods and services they require.~~

~~The retail sector includes shopping and other businesses selling goods or services to members of the public. The commercial sector does not include retail shopping but does include other businesses selling goods or services primarily to the public or businesses. Both sectors have been traditionally located in, and play an essential role in maintaining the vitality and importance of, our town centres.~~

~~Retailing is the key activity that underpins the character and importance of town, neighbourhood and village centres. The traditional clustering of this activity with others providing services to visiting members of the public has made these centres the focus of many important cultural and commercial elements of everyday life.~~

~~In recent years the availability of new products and services coupled with increasing consumer demand, have brought about a dramatic expansion of this sector. New products and services have also brought with them new approaches to sales and marketing that, in turn, bring pressure for new building designs in different locations.~~

~~With this pattern of change comes a risk that the vitality and importance of our town centres could be undermined by an emerging trend not only for retailers but also evident amongst some office based businesses to seek relatively isolated locations elsewhere dependant almost entirely on access by private car.~~

THE JOINT RETAIL STRATEGY FOR CORK

The Retail Planning Guidelines published by the Department of the Environment and Local Government in January 2005 require the larger urban areas of the Country, including Cork City and County, to prepare retail strategies and policies for their areas. The strategies, to be included in all future development plans, are to comprehensively address the following matters:

- Confirm the retail hierarchy, the role of centres and the size of the main town centres;
- Define the boundaries of the core shopping areas;
- Identify the additional floor-space requirements;
- Provide strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

Cork City Council and Cork County Council jointly commissioned consultants to prepare the Cork Strategic Retail Study (March 2008), hereafter referred to as the CSRS. The strategy set out in this document is based on the findings of that study and will replace the existing Joint Retail Strategy. All the planning authorities in Cork including the City and County Councils, will adopt the strategy and include it within their development plans. It will form the agreed basis on which each authority will be able to formulate appropriate development plan objectives or policies for retail development in its area and which will be used in the determination of applications for planning permission. The Town Councils will use this Retail Strategy as guidance in their relevant development plans.

Development Plan Objectives: Role of the Retail Strategy	
ECO 3-14	<p>a) It is an objective to include the Cork Planning Authorities Joint Retail Strategy in current and future development plans together with appropriate objectives that will secure its implementation.</p> <p>b) It is also an objective to have regard to the Retail Planning Guidelines for Planning Authorities, in determining planning applications for retail development.</p>

RETAIL HIERARCHY

At the heart of this strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development.

In July 2007 there was a total of 384,625 sq m. of net retail floor space in Cork City and County. 74% of this was comparison floor space (including retail warehousing) and the remainder convenience goods space. Some 37% of retail floor space is in the city centre and suburbs and the remainder is distributed relatively evenly elsewhere in the county. The city centre is the main comparison goods shopping destination with 55% of pure comparison expenditure (excluding retail warehousing). Mahon has been developed since the last strategy was adopted and now has a 10% share of comparison expenditure. Other significant comparison goods centres are Douglas at 6% and Mallow at 5%.

The hierarchy is summarised in Table 1 (below).

November 2008

MAIN REPORT

Description	Locations	Overall Strategy
Cork City	City Centre Docklands	Expansion to provide large floor plates to attract more premium occupiers Provision of new retail at Docklands incorporating a new district centre and 3 neighbourhood centres as set out in local area plans to serve new residential & employment development
Cork Suburbs - District Centres	Blackpool, Douglas, Wilton, Ballyvolane. Mahon Point	Development of mixed use to include retail, with urban design and access improvements Possibility of new/expanded district centres to serve north-west. No significant comparison retail expansion envisaged. Mixed use with urban design and access improvements desirable
Cork Suburbs – Neighbourhood Centres	Bishopstown, Bishopstown Court, Togher, Hollyhill,	Prevention of change of use of local shops to non-retail. Small-scale expansion
Metropolitan Towns	Ballincollig, Blarney, Midleton, Carrigaline Monard Carrigtwohill Glanmire, Tower, Little Island, Passage West Cobh	Expansion in line with planned population increase Provision of retailing as part of new settlement Expansion when new housing or employment developments come forward Incremental growth in line with current and planned population levels Provision of more convenience and tourism comparison floorspace
Ring Towns	Mallow Youghal, Macroom Bandon, Fermoy Kinsale	Expansion in line with hub town status to provide large floor plates to attract more premium occupiers. Should be developed as one of the largest towns in the County. Expansion in line with planned population growth Expansion with potential for town centre regeneration Consolidation as local service and tourism centre
County Towns	Clonakilty Kanturk, Charleville, Bantry, Mitchelstown, Skibbereen, Buttevant Millstreet, Newmarket, Dunmanway, Castletownbere, Schull	Expansion to become the main retail centre in West Cork Incremental growth in line with current and planned population levels Consolidation as local service centres.

Cork City Centre

Cork City Centre is the primary retail centre in the County and the focus for comparison retail development. It currently supports 84,770 square metres of net retail floorspace, of which 73,765 square metres (or 87 per cent) is for comparison goods. The city centre is undergoing major redevelopment at present with large retail developments under construction at the Cornmarket Street and St. Patrick’s Street/Emmet Place and others planned for Grand Parade.

Cork City Centre provides the main venue for higher order comparison goods and “fashion” goods within the Cork Metropolitan Area. It is therefore at the top of the hierarchy within the region. The CSRS proposes, in line with national guidance, that this dominant position of the City Centre be protected in terms of comparison goods, and particularly higher order comparison goods.

Major redevelopment of the Docklands areas close to the city centre is planned over the coming decades. While the Docklands will not primarily be developed as a retail destination it will include retailing in the form of a district centre and 3 neighbourhood centres, which will be rolled out in tandem with the needs of the expanding population and in accordance with the North and South Docks Local Area Plans .

Development Plan Objectives: Strategic Role of Cork City Centre	
ECO 3-15	<p>a) It is an objective to acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.</p> <p>b) It is an objective to recognise the need for Cork City Centre to both expand and improve the quality of the retail experience offered to meet its planned role as a retail centre of international importance.</p> <p>c) It is an objective to support the development of retailing in Docklands in tandem with growth in population, as proposed in the North and South Docklands Local Area Plans.</p>

Cork Suburbs - District Centres

Currently there are four suburban District Centres in the Cork suburbs: one to the North (Blackpool), one to the south west (Wilton), one to the south (Douglas) and one to the east, (Mahon Point). These centres are characterised by medium or large foodstore anchors together with a range of comparison shopping. It is the Councils’ intention that these District Centres should progressively develop as mixed use urban centres rather than stand alone shopping centres. Development Plan/local plan policies will guide the form of future development so that they evolve into fully functioning mixed-use, higher density urban centres with greatly enhanced public transport, access and parking demand management.

The additional comparison floorspace for the suburbs (see Table 2) needs to be allocated to include a reasonably even distribution of such space in the city suburbs. It is intended that such space be distributed 40%/ 60% northside/southside respectively, to help redress current imbalance in provision. Mahon is by far the largest centre at 14,000 sq m comparison space and it should remain generally at this level over the lifetime of the strategy, (limited expansion of up to 10% will be considered for urban design reasons). It is considered that no other suburban centre should exceed the level of Mahon. It is considered appropriate to direct the bulk of the additional southside share of the new comparison floorspace to the other District Centres in the south and south-west, with a small amount to neighbourhood centres. On the northside there is scope for

consolidation of the existing district centre in Blackpool as well as for additional provision in the northwest and north-east of the city in order to deliver a more equitable distribution of space. In the north-east this will be achieved by the upgrading of Ballyvolane neighbourhood centre to a district centre. In the north-west this can be achieved by upgrading of an existing neighbourhood centres to district centres or if this is not feasible, development of a new district centres.

The 12,000 net square metres of convenience space (see table 2) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/ southside imbalance.

Development Plan Objectives: Strategic Role of Suburban District Centres	
ECO 3-16	<p>a) It is an objective to acknowledge the importance of Cork Suburban District Centres in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.</p> <p>b) It is an objective to recognise the need to carefully control the future expansion of suburban District Centres so that they progressively develop as mixed use urban centres and that the planned development of Cork City Centre and the Metropolitan Towns can be successfully achieved.</p> <p>c) It is an objective to ensure an even distribution of comparison floorspace in the city suburbs by allocating new floorspace (as shown in Table 2) at the ratio of 40/60 to the northside /southside respectively. No suburban centres will have a greater amount of comparison floorspace than the current largest centre (Mahon), which will not grow significantly over the period of the strategy.</p> <p>d) To ensure that on the northside there is scope for consolidation of Blackpool as well as additional provision in the north east through upgrading Ballyvolane to a district centre and in the north west of the city, either through upgrading an existing neighbourhood centres or development of a new District Centres. On the south side there is scope for expansion of comparison retailing in Douglas and an opportunity for remodelling and expansion of Wilton District Centre, so that they evolve into mixed- use centres with high quality design.</p>

Cork Suburbs – Neighbourhood Centres

Neighbourhood centres generally serve smaller, more localised communities in the Cork Suburbs, where many of the inhabitants are able to access their daily needs within easy reach of their homes, preferably within walking distance. These include the various suburbs of Cork; namely Bishopstown, Togher on the southside and Ballyvolane and Hollyhill on the northside. The concept of neighbourhood retail centres is fundamental to the principle of sustainable development, where the provision of retail facilities are provided in tandem with the location of educational, commercial, recreational facilities within easy reach of the local inhabitants. In this retail sector, there is greater emphasis on food and convenience goods and these centres are typically anchored by a convenience shop, often a supermarket, but also usually include a limited

range of comparison shops, service outlets, and possibly retail offices (e.g.: banks) to serve a local need.

Whilst the more significant neighbourhood centres are specifically identified in the Cork Retail Centres Hierarchy (see Table 1), additional neighbourhood centres may be identified where areas are being planned for significant additional population growth. These should be identified in the relevant development and local area plans.

Development Plan Objectives: Strategic Role of Suburban Neighbourhood Centres	
ECO 3-17	<p>a) It is an objective to acknowledge the importance of suburban neighbourhood centres in meeting local needs primarily for convenience shopping but also for a limited range of comparison goods.</p> <p>b) It is an objective to identify, in the relevant development and local area plans, neighbourhood centres in areas where significant additional population growth will take place.</p>

Metropolitan Towns

Of the Metropolitan towns, Midleton, Blarney, Ballincollig and Carrigaline should be expanded. Midleton and Blarney are located on the suburban rail project and so are focal points for new higher density housing and employment development. Therefore, there will need to be further retail development in these towns to provide for the needs of new residents and workers. Midleton has a specific role in serving a wider catchment area and there are ambitious projects being considered in and around the central area that should be promoted. In Blarney, whilst recognizing the tourism retail potential of the town, there will be an extension to the town at Stoneview, which will have an additional retail centre. Ballincollig and Carrigaline are large towns which have expanded significantly in recent years and there are further opportunities for growth in both.

Near to Blarney will be the planned new settlement of Monard. New retail development should be provided here of a scale appropriate to the population; initially a large neighbourhood centre and if the full compliment of 5,000 dwellings are constructed, a small district centre could emerge in time.

Carrigtwohill is also located on the suburban rail corridor and is already a focus for retail warehousing. New "town centre" retailing will also be required when the planned large housing and employment developments go ahead, to cater for the expanded population.

Cobh is a town with tourism potential but is also a major centre of population in the metropolitan area and requires development of adequate convenience and comparison shopping. It has a tightly constrained town centre that can accommodate an additional element of comparison retail aimed at tourism. Passage West is a long established small centre that has had no significant retail development in recent years. The old dockyards present a potential redevelopment area. Glanmire has a suburban neighbourhood centre that can be expanded incrementally, in line with population needs.

Development Plan Objectives: Strategic Role of Metropolitan Centres	
ECO 3-18	a) It is an objective to acknowledge the importance of the Metropolitan Towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.

Ring towns

The Ring towns have relatively greater independence from the City Centre, and serve well-defined catchments and it is important that they maintain their attractiveness as self-sufficient towns by developing the range and quality of retail development in their town centres. These towns will be encouraged to improve their town centre retail functions, within the capacity of their respective catchments, with emphasis upon central retail expansion as a priority.

Mallow is one of the largest retail centres in the County and it has a sub-regional significance as an urban centre (hub) in the National Spatial Strategy but it is also a key centre for retail development in North Cork. There has been significant retail development taking place in Mallow and it is anticipated that this will continue. Mallow is an attractive town for retailers and there are now more retailers that were not previously represented. A Special Local Area Plan has been produced which identifies opportunity sites for growth. Retail development should provide large floor plates to attract more premium occupiers.

Youghal and Macroom serve well defined catchments. These towns should improve their town centre retail function by increasing the range and quantum of retail floorspace. There are opportunities in both towns to provide new comparison and retail warehouse development.

In Fermoy and Bandon there are also some opportunities for new retail development. Both towns are in need of regeneration to make them more attractive shopping destinations.

Kinsale is a significant tourist town for the county with several comparison and convenience developments. Future retail development would be to satisfy any growth in the tourism retail markets and to satisfy the requirements of the residents and visitors to the town.

Development Plan Objectives: Strategic Role of Ring Town Centres	
ECO 3-19	<p>a) It is an objective to acknowledge the importance of the ring towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population and rural hinterlands.</p> <p>b) It is an objective to recognise the need to encourage the future expansion of ring town centres in line with anticipated future population growth and the need for regeneration of town centres in certain ring towns.</p>

County Towns

The largely self sufficient county towns of North and West Cork are also designated as town centres in the retail hierarchy. They are located further away from the influence of Cork City and its metropolitan area, often have well defined catchments and are centres for convenience and comparison retail development often serving extensive rural areas. Although the rate of population growth for these towns is generally lower, they are the principal locations for both convenience and comparison retail development in the rural areas of the County.

In the retail hierarchy the County Towns of Charleville, Mitchelstown, located along the proposed Atlantic Gateway Corridor, have been designated with the role of expansion towns, which require headroom for expansion if they are to continue to cater for the needs of their catchment area. These are towns that can accommodate more growth than would be expected for such a centre in rural County Cork, but without growth, could suffer from severe leakage to other towns outside the county.

Clonakilty has been designated an integrated employment centre, which will require significant expansion to become the prime retail centre for West Cork. Skibbereen, Kanturk and Bantry are towns that need expanded retail capacity to overcome potential isolation from higher order markets and a tendency to leakage to other competitive centres. Bantry is a small urban centre serving a large rural hinterland, with marine related industry and services and tourism functions, with an attractive setting and town centre. There are potential town centre redevelopment opportunities, subject to land assembly.

Millstreet, Newmarket, Dunmanway, Castletownbere and Schull are small towns that will continue to operate as local service centres, with small scale redevelopment and public realm improvements where appropriate. Although these towns will experience lower population growth than other areas of the County they should be the principal locations for both convenience and comparison retail development in the rural areas of the County.

Development Plan Objectives: Strategic Role of County Town Centres	
ECO 3-20	It is an objective to acknowledge the importance of the county towns in providing a wide range of both convenience and comparison shopping in locations close to centres of population and larger, more remote rural hinterlands.

Local retail centres

These retail centres serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas or in village communities. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they could serve a rural catchment area.

The planning authorities may identify local shopping locations when preparing development plans and local area plans but retail development at this scale may, if appropriate, take place as an ancillary element of proposals that are predominantly for other uses (e.g. housing, industry etc.). There is need for planning authorities to improve village design in the smaller rural retail centres.

**Development Plan Objectives:
Strategic Role of Local Retail Centres**

- ECO 3-21**
- a) It is an objective to acknowledge the importance of local or 'corner' shops in suburban locations in meeting local shopping needs.
 - b) It is an objective to encourage the improvement to the designs of local retail centres in rural villages, including the provision of facilities in the public realm.

Core Retail Area Boundaries

It is important to identify these core areas so that an appropriate framework of objectives can regulate new development so that it occurs at the correct scale and in the right locations. These City/Town and District Centres will form the primary focus and preferred location for new retail development and they are defined in development and local area plans.

The core areas are usually based around a compact retail core, incorporating a range of other activities, and they rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians. Centres will provide a range of uses appropriate to their scale and function.

In all these centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows and to maintain their role, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

As far as possible, new development will be sited within these core areas/centres. Where it is not possible to provide the form and scale of development that is required on a site within the core area/centre then consideration of the development proposals will be determined through the provisions of the Retail Planning Guidelines and the relevant development plan or local area plans.

**Development Plan Objectives:
Core Retail Area Boundaries**

- ECO 3-22**
- a) Core retail areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.
 - b) Consideration of any new retail development outside of the core retail areas will be guided by the provisions of the Retail Planning Guidelines and the relevant Development Plan/Local area Plans.

The Need for Additional Retail Floor Space

In this strategy, the quantity of additional floor- space required by the market to the year 2020 is based on the findings of The Cork Strategic Retail Study. The quantum of new retail development is based on meeting the needs of the revised population targets for 2020 provided by the SWRA/DoEHLG to meet the objectives of the NSS National Spatial Strategy for 2020.

The CSRS 2008 made forecasts of additional floorspace and this is summarised in Table 2 (Convenience and Comparison Shopping) below.

Table 2: Additional Retail Floorspace (Convenience and Comparison Shopping) 2007 – 2020 (net square meters)

Location	Convenience Shopping	Comparison Shopping	Total
Cork City Centre	12,040	77,610	116,280
Suburbs of Cork		26,630	
Metropolitan Cork Towns	27,440	22,130	49,570
Ring Towns	5,590	19,200	24,790
County Towns	5,860	20,500	26,360
Retail Warehousing			93,610
TOTAL (Net Square Metres)	50,930	166,070	310,610

- Notes:
- (1) These guidelines are rounded to the nearest 10 square metres
 - (2) The areas shown for convenience goods are an average of the large format and medium sized supermarket format scenarios
 - (3) Figures for the City centre include Docklands

Up to 2013, committed convenience and comparison goods development roughly matches projected expenditure growth, although there is a clear short term need to bring forward more foodstore development in the Outer Metropolitan Area. However, given the long lead time for retail development, particularly town centre or edge-of-centre development, it is important to plan now for development which will be built and occupied in 2013 or shortly afterwards.

The quantities of additional floorspace identified in Table 2 are, generally, to be interpreted as guideline targets. In particular, the guideline targets for the ring towns and county towns are approximate estimate based on anticipated share of the expenditure on comparison goods by 2020. Provision will be made in the relevant Development Plans and Local Area Plans for the towns to secure new floorspace broadly in line with this table.

It will be necessary to monitor and if appropriate adjust these figures over the fourteen-year period to which they apply to reflect the changes that may occur in Cork City, Cork County and in the retail market. However, in order to encourage the scale of development required, particularly in the city centre and in the metropolitan town centres, there will be a presumption against growth of the suburban district centres above the level set in Table 2. Furthermore the 40/60 northside/southside split in the provision of comparison shopping development in the Suburbs of Cork outlined above will be maintained.

New convenience space should be located to correspond with areas where population increase is occurring. In the towns, new convenience floorspace should be located as close as possible to the town centre. In the city suburbs it should be integrated with other retailing and local services in District, Neighbourhood and Local Centres. In the city the 12,000 net square metres of convenience space (see Table 2) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/southside imbalance. Discount stores offer a limited range of products in stores with an average size of 1300 sq m. and they are usually located within or on the edge of town or district centres. As they mainly trade in convenience goods they are included in the convenience allocation in Table 2.

Development Plan Objectives: Additional Retail Floor Space

ECO 3-23

- a) It is an objective to provide for the distribution of new retail floorspace as outlined in Table 2 above.
- b) It is an objective to ensure that there will be rebalancing of comparison shopping development in the city suburbs

**Development Plan Objectives:
Additional Retail Floor Space**

in accordance with the 40/60 northside/southside split proposed and in accordance with ECO 3-15 and the targets in Table 2.

**Development Plan Objectives:
Location and Scale of Additional Retail Floor Space**

- ECO 3-24**
- a) It is an objective to acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.
 - b) Within the Cork City Suburbs, the available floor-space should be distributed around the district centres, in order to avoid an imbalance of provision, (as set out in Objective ECO 3-15 in relation to comparison shopping.
 - c) Within the Metropolitan Cork Towns, the available floor-space should be distributed among the main centres as identified in the Retail Hierarchy (Table 1) and broadly in line with the guidance provided in Table 2.
 - d) It is an objective to encourage an appropriate range mix of convenience and comparison shopping in the Ring Towns and County Towns outside Metropolitan Cork, through appropriate objectives in development/local plans.

Retail Warehouses and Retail Parks

Retail warehouses are large stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. Under the Retail Planning Guidelines they can be a maximum size of 6,000 sq metres (gross), including garden centre, and a minimum size of 700 square metres (gross), and there will be a presumption against their sub-division resulting in units less than this minimum. The range of goods sold shall be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.

Acceptable uses also include the sale of computers, toys and sports goods, subject to the following restrictions:

- The size of store selling computers, toys and sports goods shall be restricted to a maximum of 2,000 square metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision.
- Sports stores shall be limited to the sale of bulky goods only, such as golfing equipment or gym equipment. The sale of footwear and clothing is limited to 15% of floor or wall space.
- In order to ensure that retail warehouse developments and retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail warehouse development or retail park which is devoted to the sale of computers,

toys and sports goods. It is therefore, proposed that no more than 20% of the floor-space of a warehousing development or Retail Park be devoted to the sale of computers, toys or sports goods.

While the uses listed above are not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units. The permitted uses exclude the sale of goods which are not bulky such as food, clothing and footwear items.

Retail parks involve the development of three, or more, retail warehouses, together comprising 8,000 to 15,000 square metres, around a shared car park. They can be anchored by a single unit of up to 6,000 square metres (including garden centre). There can be benefits in grouping retail warehouses selling bulky goods on planned retail parks so that number of trips by car are minimised and outside the town centre so that there is relief from additional traffic within a congested town centre. The Retail Planning Guidelines suggest that retail parks of 8,000-15,000 are less likely to negatively impact on town/city centres than a larger park. The guideline for retail parks in the Metropolitan Cork area therefore is that they should be within this range. The size of retail warehouse provision in the ring and county towns will generally be smaller than those in Metropolitan Cork due to the population size.

Particularly outside the City and its suburbs, there is concern that poorly planned retail warehouses could seriously undermine the, sometimes, fragile comparison shopping element in many town centres. Where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables which are normally retailed from town centres then there is much more potential for an adverse impact on a nearby town centre. Yet properly planned, retail warehouses can add to the overall shopping attraction of any place.

In this strategy the preferred location for all new retail development is within the core shopping areas of the city, town and district centres. However, in general, retail warehouses do not fit easily into city and town centres, given their size requirements and the need for good car parking facilities and ease of servicing. There may, however, be suitable locations for retail warehouses or parks at the edge of town or district centres.

It is proposed that new retail warehouse space be allocated on the basis of 20% city suburbs, 50% metropolitan towns, 30% ring and county towns.

Within the suburbs of Cork, an allocation of 18,690 square metres of new retail warehouse floor-space is proposed. The Planning Authorities will seek to secure a reasonably even distribution of retail warehouse floor-space around the City and suburbs so that there is good accessibility for all residents. In order to secure this even spread of floor-space, locations in or close to District Centres as well as a limited amount of development on appropriate edge of City Centre sites are considered appropriate locations for additional retail warehousing developments

In the Metropolitan Cork towns, an allocation of 46,720 square metres of new retail warehouse floor-space is proposed. Here, individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

In the ring and county towns, an allocation of 28,030 square metres of new retail warehouse floor-space are proposed. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

Not only must applications for development demonstrate that they will not impact on existing centres, they should also show that, taking into account the location of the proposed development, they will add to the centres overall attractiveness for shopping. In addition, proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

**Development Plan Objectives:
Location and Scale of Additional Retail Floor Space**

a) The Planning Authorities will make provision in development plans for new retail warehouse development in general accordance with the scale of provision indicated above.

b) The preferred location for retail warehousing is in or near the edge of town or district centres, or other sustainable locations in accordance with the sequential test. In Metropolitan Cork it should be in the Metropolitan Towns, to coincide with areas of population growth.

c) It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household items including: carpets, furniture, automotive products, 'white' electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.

d) To encourage an appropriate range mix of convenience and comparison shopping in the Ring Towns and County Towns outside Metropolitan Cork, through appropriate objectives in development/local plans.

Acceptable uses may also include limited sale of computers, toys and sports goods, subject to

ECO 3-25

- The size of store selling computers, toys and sports goods shall be restricted to 2,000 sq m. gross.
- Sports stores shall be limited to the sale of bulky goods only such as golfing or gym equipment. The sale of sports footwear and clothing is limited to 15% of floor or wall space.
- The total floorspace devoted to the sale of computers, toys or sports goods shall be limited to not more than 20% of the total floorspace in individual retail parks.

The permitted uses exclude the sale of goods which are not bulky such as food, clothing and footwear items.

Applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping.

In addition, proposals should normally show that they are or are planned to be accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

Assessing New Retail Development

The Retail Planning Guidelines set out general principles for assessing new retail proposals. The planning authorities will implement these through the inclusion of appropriate objectives in their development plans.

The local authorities have agreed that the preferred location for retail development is within existing centres. The general scale and nature of retail development that is appropriate to such centres in Cork is set out in this strategy.

Development Plan Objectives: Assessment of Retail Development Proposals	
ECO 3-26	<p>a) The planning authorities will implement the provisions for the Retail Planning Guidelines through the inclusion of appropriate objectives in their development plans.</p> <p>b) The local authorities have agreed that the preferred location for retail development in within a city centre, a suburban district centre, town centre or designated neighbourhood or local centre.</p>

Monitoring and Review of Strategy

The Retail Planning Guidelines advise the relevant planning authorities to regularly monitor trends in their area and update retail policies if appropriate. A monitoring system will be put in place by the city and county authorities to ensure that any necessary adjustments in policy can be made. The quantum of new retail development is based on the revised population targets set in 2007 by the South West Regional Authority, to further implementation of the National Spatial Strategy. The retail strategy will be monitored annually and if necessary reviewed to take account of a slowdown in the economy resulting in lower than expected in-migration and consequent lower growth in consumer expenditure.

Insert sections 5.47 to 5.4.25 and include objectives ECON 4-1, 4-2 and 4-3 from the Draft CDP after the Retail Strategy.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2043	2295	2522	2668	2676	2678	2679	

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the Retail Strategy. The issues raised by the submissions are as follows;

- a) There is concern that no background material has been provided with regard to the deriving of additional retail floorspace in Table 2 included on page 149 of Proposed Amendment to the Draft CDP.. There is also a request that reference should be made to the Retail Planning Guideline objectives which relate to National Roads and transportation in particular paragraphs 26, 65 and 84.*
- b) support for the upgrading of existing neighbourhood centres or the provision of a new district centre in the north west of Cork City North Environs to cater for the needs of the growing population,*
- c) an issues has been raised concerning the democratic deficiency of including significant matters such as Housing and Retail Strategies at the Amendment Stage of the Plan rather than in the Draft Plan. There is no scope for significant modification to these amendments under Section 12 of the Act,*
- d) concern is expressed regarding the minimum cap of 700sqm on Retail Warehouses and there is a request that this minimum cap be reviewed specifically for Ring and County towns. There is a request that the minimum cap be removed and consideration be given to removing the reference to a presumption against sub-division of the units,*
- e) a new district centre should be created specifically in the North Western suburbs, an area which is currently deficient in major retail provision. It is suggested that Objective ECO 3-16 be strengthened to include the following; "given the imbalances in the provision of retail provision between the southern and northern suburbs, the Council acknowledge that there is a scope for additional district centres in the northern suburbs to address these deficiencies",*
- f) additional text be added to this change to address the specific needs of Mitchelstown as follows " The Council recognise that there are significant deficiencies in comparison goods provision in Mitchelstown which is contributing to high levels of expenditure leakage from the town. In order to address these trends and secure investment from modern retail formats, the Council will consider edge of town sites for retail development given the lack of available and suitable town centre sites".*
- g) The allocation of retail floorspace should reflect the increases in population experienced in the ring and county towns which in turn will reduce consumer expenditure leakage from these areas. The CDP should acknowledge that "there is also a need to provide more new district and employment centres within established or emerging residential areas or on edge or out of town locations where no opportunity exists in the town centre to accommodate major convenience retailing". The CDP should also acknowledge that where the expansion of the town centre is constrained that consideration would be given to alternative edge or out of town centres.*

The response to the issues raised above are: a)The Cork Strategic Retail Study in 2008 contains all the background material for the calculations of additional retail floorspace and the issues relating to the National Roads and Transportation is dealt with in Chapter 6 of the plan.

b) and e) The policies and objectives contained in the Amendment adequately deal with the provision of a District Centre in the North West of the City Suburbs and there is no need for additional text or objectives.

c) The inclusion of the Retail and Housing Strategies at the Amendment stage were mentioned in the draft Plan and put on public consultation prior to the issue of the Amendments. The consultation process has been democratic and fully compliant with the Planning and Development Acts.

d) The minimum cap requirement of 700m2 for Retail Warehousing can not be changed because it is a mandatory requirement of the Retail Planning Guidelines.

f) and g) The Retail Planning Guidelines require that the Town Centre and edge of Town Centre is the preferred location for retail development. It also makes provision for the consideration of other locations outside of these areas and there is no need to provide different policies and objectives for Mitchelstown or any other town.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.14**AMEND SECTION 5.5 (RURAL ECONOMIC DEVELOPMENT) TO GIVE GUIDANCE ON THE SCALE AND TYPE OF EMPLOYMENT DEVELOPMENT WHICH COULD BE LOCATED IN SMALL TOWNS AND VILLAGES****PROPOSED CHANGE**

It is proposed to make a change (highlighted in bold) to Objective ECON 5-3 in the draft plan as follows;

ECON 5-3

Enterprise Development in Rural Areas

(a) It is an objective to support innovation in indigenous enterprise (both high tech and traditional) and encourage business set-ups in District and Local Employment Centres in rural areas to enable them contribute to the rural economy. **Appropriate enterprise development should be to a suitable scale which protects the character, amenity and size of smaller towns and villages.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.15

AMEND SECTION 5.5 TO INCLUDE ADDITIONAL OBJECTIVES RELATING TO RURAL ECONOMIC DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following objective in Section 5.5.12 after ECON 5-2 (Re-use of Redundant Farm Buildings) as follows;

ECON 5-X

It is an objective to support the development of existing farm units

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following objective after ECON 5-8 (Commercial Fishing) in Section 5-5;

ECON 5- X

It is an objective to support and protect designated shell fish areas as an economic and employment sector.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.16

AMEND SECTION 5.5.31 TO INCLUDE ADDITIONAL INFORMATION ON THE EXTRACTIVE INDUSTRY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following sentence (highlighted in bold) in paragraph 5.5.31;

5.5.31 The Council recognizes the importance of Aggregate Potential Mapping, which would serve to identify all aggregate and mineral resources in the County and grade these resources in terms of those with best and poorest extractive potential for the building and road making industries. The Council is conscious of the need to protect un-worked deposits from inappropriate development and will, during the lifetime of this plan, seek to map and protect these areas. **Consideration may also be given to the expansion of this mapping to include information on existing worked deposits throughout the County. This will be considered during the lifetime of the plan.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.17

AMEND SECTION 5.5.25 TO INCLUDE ADDITIONAL INFORMATION ON THE EXTRACTIVE INDUSTRY

PROPOSED CHANGE

It is proposed to make a change to the draft plan by making the following amendments to 5.5.25;

5.5.25. A recent review of the Irish construction materials sector indicates that approximately 130 to 140 million tonnes of aggregates are used annually (Irish Concrete Federation, 2005). Currently, all primary aggregates (sand, gravel and crushed rock) are sourced from land-based quarries. ~~At present, there is no formal national planning policy or strategy in Ireland for construction aggregates or dimension stone. The regional planning guidelines contain some limited policies.~~ **Guidelines on Quarries and Ancillary Activities were published by the Minister for the Environment, Heritage and Local Government in 2004. These Guidelines are intended to offer guidance to planning authorities on planning for the quarry industry through the development plan and determining applications for planning permission for quarrying and ancillary activities. These guidelines were also intended to be a practical guide to the implementation of section 261 of the Planning and Development Act, 2000 (Registration).** A general objective of this County Development Plan is to ensure that the supply of these resources is managed in a manner so as to ensure the sustainable extraction of locally sourced aggregates and/or minerals will continue to contribute to the local economy and provide the essential raw materials, necessary for the construction industry.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

This change has been fully supported by the relevant submission.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.18

AMEND SECTION 5.6 (SUSTAINABLE TOURISM) BY DELETING DEFINITION OF SUSTAINABLE TOURISM

PROPOSED CHANGE

It is proposed to make a change to the draft plan by deleting the following definition of sustainable tourism in paragraph, which is in section 5.6.3 and replace with the following text (highlighted in bold)

~~“Tourism which is developed and maintained in an area (community environment) in such a manner and at such a scale that it remains viable over an indefinite period and does not degrade or alter the environment (human and physical) in which it exists to such a degree that it prohibits the successful development and well being of other activities and processes (Butler, 1993)”~~

Underpinning this new tourism agenda is the concept of *Sustainable Tourism*, which provides a high quality product, based on, and in harmony, with a high quality natural environment. Providing a sustainable framework to tourism development will ensure adverse impacts upon local communities, built heritage, landscapes and habitats are minimised while at the same time economic benefits accruing to local communities are maximised.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified in the submission, in this case, are concerned with the Sustainable Tourism section of the plan and the need to include rural recreation in this section.

It is considered that the Rural Tourism section of the plan deals adequately with the issue of rural recreation and there will be no need for additional text.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.19

AMEND SECTION 5.6.4 TO ACKNOWLEDGE THE IMPORTANCE OF LAKES RIVERS AND FORESTS AS ECONOMIC RESOURCES FOR TOURISM

PROPOSED CHANGE

It is proposed to make a change to section 5.6.4 to include the following sentence (highlighted in bold)

Protection of Tourist Assets

5.6.4. Many areas that are important to the tourist industry owe their attraction to the exceptional quality of the landscape or particular features of the built environment. **While it is important to recognise the valuable role of natural assets such as lakes, rivers and forests as economic resources for tourism, particularly in rural areas,** it is also important to protect and enhance the qualities of such areas so that they can continue to contribute to the growth in tourism visitors into the county as a whole. The continued growth of the tourist industry at its current rate will increase the pressure for change in our environment threatening the integrity of the built and cultural heritage on which the industry relies. It is essential, therefore, that the framework of principles and objectives in this plan within the strategic planning areas that are directed towards the conservation of both the natural and built heritage of the county because of their importance to the tourism sector of the economy.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.20

AMEND SECTION 5.6 (SUSTAINABLE TOURISM) TO INCLUDE REFERENCES TO AREAS OF SPECIAL SCENIC LANDSCAPE

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following text in ECON 6-2;

Development Plan Objectives: Environmental Protection	
ECO 6-2	<p>Protection of Natural, Built and Cultural Heritage</p> <p>a) It is an objective to protect and conserve those natural, built and cultural heritage features that form the resources on which the county's tourist industry is based. These features will include areas of important landscape, designated as special scenic landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures and the traditional form and appearance of many built up areas.</p> <p>b) It is an objective to achieve this protection by implementing the other principles and objectives of this plan and through the wider application of the Council's powers under appropriate legislation.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

November 2008

MAIN REPORT

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is concerned with clarification in relation to objective ECO 6-2 particularly with regard to Special Scenic Landscape.

It is considered that Special Scenic Landscapes are referred to in relevant detail in Proposed Change 7.4 which will form part of the Chapter 7 Heritage and Environment.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.21

AMEND SECTION 5.6.7 (SUSTAINABLE TOURISM) TO INCLUDE ADDITIONAL INFORMATION ON PRINCIPLE TOURIST ATTRACTIONS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following sentence (highlighted in bold) in paragraph 5.6.7;

Principle Tourist Attractions

5.6.7 Cork County has a number of key tourist attractions of national importance **which should be protected from inappropriate development.** Blarney Castle, Fota Wildlife Park, Bantry, Kinsale (including Charles Fort), Gougane Barra, Mitchelstown Caves, Mizen Head, Schull Harbour and **Dursey Island** amongst others. The provision of a diverse range of tourist attractions is essential in order to encourage longer visitor stays, extend the tourism season and add to the quality of life of people who live in the area.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2395	2524	2042					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

One of the relevant planning issues identified by the submissions, in this case, is concerned with the paragraph 5.6.7. The submission agrees that it would be very desirable to encourage people to live and work in scenic areas in particular the active retired. This coupled with longer stay tourists, would bring additional benefits to the area.

Another issue raised in relation to this change is a request for a modification of the change by the inclusion of the following additional text in paragraph 5.6.7 “and where appropriate development complimentary to their tourist function will generally be encouraged.”.

It is agreed that paragraph 5.6.7 should be amended to include additional wording in relation to key tourist attractions.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

5.6.7 Cork County has a number of key tourist attractions of national **importance which should be protected from inappropriate development and where appropriate development complimentary to their tourist function will generally be encouraged.** These include Blarney Castle, Fota Wildlife Park, Bantry, Kinsale (including Charles Fort), Gougane Barra, Mitchelstown Caves, Mizen Head, Schull Harbour and **Dursey Island** amongst others. The provision of a diverse range of tourist attractions is essential in order to encourage longer visitor stays, extend the tourism season and add to the quality of life of people who live in the area.

PROPOSED CHANGE NO. 5.22**AMEND SECTION 5.6 (SUSTAINABLE TOURISM) TO INCLUDE REFERENCES TO AREAS OF SPECIAL SCENIC LANDSCAPE****PROPOSED CHANGE**

It is proposed to make a change to the draft plan by amending Section 5.6.8 as follows;

5.6.8 Areas Of ~~Strategic~~ Tourism Potential

~~The tourism strategy has identified 6 areas of Strategic Tourism Potential. The landscape section in Chapter 7 has identified seven areas of Special Scenic Landscape. These Special Scenic Landscape areas, clusters of tourist activity each have unique attractions and it is an objective to conserve and promote the high scenic quality of these areas as a regional resource and promote sustainable tourism in those areas. The areas proposed include;~~

- ~~• The Blackwater Valley – a premier walking, cycling, fishing destination and other outdoor activities.~~
- ~~• The Galtee Mountains and the Ballyhoura Area – a centre for walking, cycling and adventure related activities.~~
- ~~• The Coastline – Marine related activities including some fine blue flag beaches.~~
- ~~• The West Cork Peninsulas (Beara, Mizen, Sheeps Head) – with their unique visual amenity and landscape character offer potential for walking and cycling and other outdoor activities.~~
- ~~• Cork Harbour – the potential for Spike Island to become an internationally recognized tourist attraction~~
- ~~• Cork City – Heritage and cultural character.~~
- **Blackwater Special Scenic Landscape Area**
- **Lee River Special Scenic Landscape Area**
- **Cork Harbour Special Scenic Landscape Area**
- **Kinsale Harbour Special Scenic Landscape Area**
- **Gougane Barra Special Scenic Landscape Area**
- **Estuary Coastline Special Scenic Landscape Area**
- **West Cork Special Scenic Landscape Area**

5.6.9 These areas have a sustainable and competitive tourism product and have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that tourist development in these areas does not have a negative impact on the overall character of the area.

Development Plan Objectives: Spatial Framework for Tourism	
ECON 6-3	It is an objective to facilitate the development of the tourism sector through the development of a Spatial Framework for Tourism, and to provide for the delivery of a unique combination of tourism

Development Plan Objectives: Spatial Framework for Tourism	
	opportunities drawing on the network of attractions in Cork County and potential future attractions.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.23

INCLUDE ADDITIONAL TEXT IN SECTION 5.6 ON THE PROVISION OF TOURISM RELATED SIGNAGE ON NATIONAL ROUTES AND WITHIN MAIN SETTLEMENTS

PROPOSED CHANGE

It is proposed to make a change to the Draft Plan by including the following text in section 5.6 after the transport section.

The National Roads Authority (NRA) is in the process of carrying out a national re-signage programme from 2006-2010. A key element of this programme is the provision of tourist signage along the national road network. In order to complement this programme, a resigning programme must be progressed within the county to improve tourist signage quality.

The issue of signage is not confined to road-based signage. Interpretative signage has a strong role to play in influencing visitor behaviour; increasing enjoyment; and in reducing visitor impacts. Utilising interpretation as a means of generating positive attitudes and behavioural choice is one means of helping to conserve the environment and generate a conservation interest. There is therefore a need to provide improved tourism signage within urban areas and rural areas, including villages, during the lifetime of this Plan, a series of historic walking trails will be introduced in some urban areas in the County. Fáilte Ireland has issued guidelines to aid Town, City and County Councils in the production of orientation, directional and interpretative pedestrian signage.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.24**INCLUDE NEW TEXT ON GOLF TOURISM IN OBJECTIVE ECON 6-8****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include additional text in objective ECON 6-8;

Fishing and Golf Tourism

It is an objective to support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the economic development of the County.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2400						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

No reference has been given to their sustainable location and other environmental considerations. While the objective reflects the positive economic aspects of fishing/golf tourism it is not counterbalanced with any reference to environmental, landscape and sustainability issues. It is suggested that reference to these be included.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised by the submissions in relation to this change are concerned with supporting the development of golf courses in the green belt with relevant recreational and environmental safeguards particularly in relation to the protection of rights of way and vulnerable dune systems. In the interests of clarity, the SEA of the Proposed Amendment shows support for this view and suggests the inclusion of additional text in the objective to safeguard the environment.

It is considered that this issue needs to modify the objective to include reference to environmental considerations.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

ECON 6-8: It is an objective to support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the ***sustainable*** economic development of the County ***while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.***

PROPOSED CHANGE NO. 5.25

INCLUDE ADDITIONAL TEXT IN SECTION 5.6 AND AN ADDITIONAL OBJECTIVE IN ECON 6-9 ON THE PROVISION OF INDIVIDUAL HOLIDAY HOMES

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following text in section 5.6, after paragraph 5.6.21 and a new objective in ECON 6-9 to address the issue of the provision of individual holiday homes (highlighted in bold);

Individual Holiday Homes

In keeping with Sustainable Rural Housing Guidelines for Planning Authorities, the County Council will strongly discourage individual holiday home/second home development in areas outside settlements. Therefore the Council will seek to ensure holiday home development is located in established settlements, as listed in the Settlement Strategy, and that such development relates sympathetically to the scale and level of development and facilities in the locality.

Development Plan Objectives: Tourism Facilities	
ECON 6-9	(d) It is an objective of this plan to strongly discourage individual holiday home/second home development in areas outside settlements.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2333						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue identified by the submission, in this case, is concerned with clarification regarding tourism facilities. Another issue raised is in relation to a misprint i.e. (d) should read (f).

It is considered that the issue of Tourism Facilities is dealt with in Chapter 5 under the section on Sustainable Tourism. In relation to ECON 6-9 the proposed additional text will be paragraph (d) while the existing (d) and (e) will now become (e) and (f).

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.26

AMEND PARAGRAPH 5.6.19 TO INCLUDE BED AND BREAKFAST ACCOMODATION

PROPOSED CHANGE

It is proposed to make a change to the draft plan by including the following paragraph (highlighted in bold) in section 5.6.19;

5.6.19 Bed and Breakfast accommodation – this type of accommodation is important to the rural economy and should be encouraged as a sustainable form of tourist accommodation.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.27

AMEND OBJECTIVE ECON 6-5

PROPOSED CHANGE

Development Plan Objectives: Marine Leisure	
ECO 6-5	<p>Marine Leisure Hubs</p> <p>It is an objective to encourage development of Marine Tourism at selected locations along the whole County Coastline and at selected inland freshwater locations. These locations should be identified in the County Marine Leisure Tourism Strategy and must be limited to designated clusters of marine leisure activities that are accessible to both public and private infrastructure resources. The scale of the marine leisure development proposal should satisfy the visual amenity of the surrounding land based activity and there should be a suitable relationship between the water based activity and the land based activity.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.28

AMEND OBJECTIVE ECON 5-2

PROPOSED CHANGE

Development Plan Objectives: Agricultural Farm Buildings	
ECON 5-2	<p>Re-use of Redundant Farm Buildings</p> <p>It is an objective to encourage the re-use of redundant farm buildings outside the Metropolitan Cork Greenbelt and Rural Housing Control Zones on a small scale for non-farm rural enterprise activities.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 5.29

AMEND OBJECTIVE ECON 6-7 TO INCLUDE REFERENCE TO 'AGRI TOURISM'

PROPOSED CHANGE

Development Plan Objectives: Tourism Facilities and Infrastructure	
ECON 6-7	<p>a) It is an objective generally to ensure that new tourism facilities, including accommodation and other facilities, are provided within existing settlements where they can best support the provision of services and the general economic vitality of the settlement. This will also ensure that the natural, built or cultural heritage features that form the basis of local attractions will be protected from unwarranted encroachment. The location of new tourist facilities and associated infrastructure in environmentally sensitive areas should respect the scenic amenity and limited environmental capacity for development and encourage good design.</p> <p>b) It is an objective to recognize the special requirements of both new integrated tourism developments and the need for expansion of long established tourism enterprises that are located outside existing settlements. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services.</p> <p>c) It is an objective generally to support small-scale tourism enterprises including agri tourism enterprises that are developed in conjunction with established rural activities such as, fishing, walking and cycling. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings) on a small scale.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2333	2042						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues identified by the submissions, in this case, are concerned with ECON 6-7 and clarification in relation to its reference to Agri-Tourism enterprises.

Agri-Tourism is a tourism related activity that is linked with rural activities such as farming and fishing. It is considered that this is explained sufficiently in the objective.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Chapter 6: Transport and Infrastructure

PROPOSED CHANGE NO. 6.1**AMEND SECTION 6.1 TO INCLUDE ADDITIONAL TEXT ON TRANSPORTATION STRATEGY AS OUTLINED IN CASP UPDATE 2008****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include the following paragraphs (highlighted in bold) after paragraph 6.1.4

This Plan will also seek to integrate the transportation objectives of the updated Cork Area Strategic Plan into the transportation strategy for the County Metropolitan Strategic Planning Area and the CASP Ring Strategic Planning Area. The updated CASP seeks to deliver a “state of the art” public transport network within the CASP area through the provision of new suburban rail services between Mallow and Midleton, a strengthened green route network, an expanded city and suburban bus network and the provision of park and ride facilities at locations around the metropolitan area. In addition, the CASP Update 2008 has identified two potential rapid transport corridors; a. linking Mahon, through the Docklands and Kent Station to the Western Suburbs and b. linking the airport with a new development node at Ballyvolane.

The provision of this infrastructure is critical to the delivery of an integrated transport system and facilitating a move to more sustainable transport patterns particularly within the CASP area. It is an objective of this Plan to encourage this modal shift and achieve the following trip targets as identified in the Cork Area Strategic Plan update.

Table 6.1 Modal Shift Trip Targets

Mode	2000	2020
Rail	450 (0.5%)	7,600 (5%)
Bus	19,300 (22.3%)	31,150 (20.5%)
Car	66,850 (77.2%)	113,500 (74.5%)

Source: CASP Update 2008

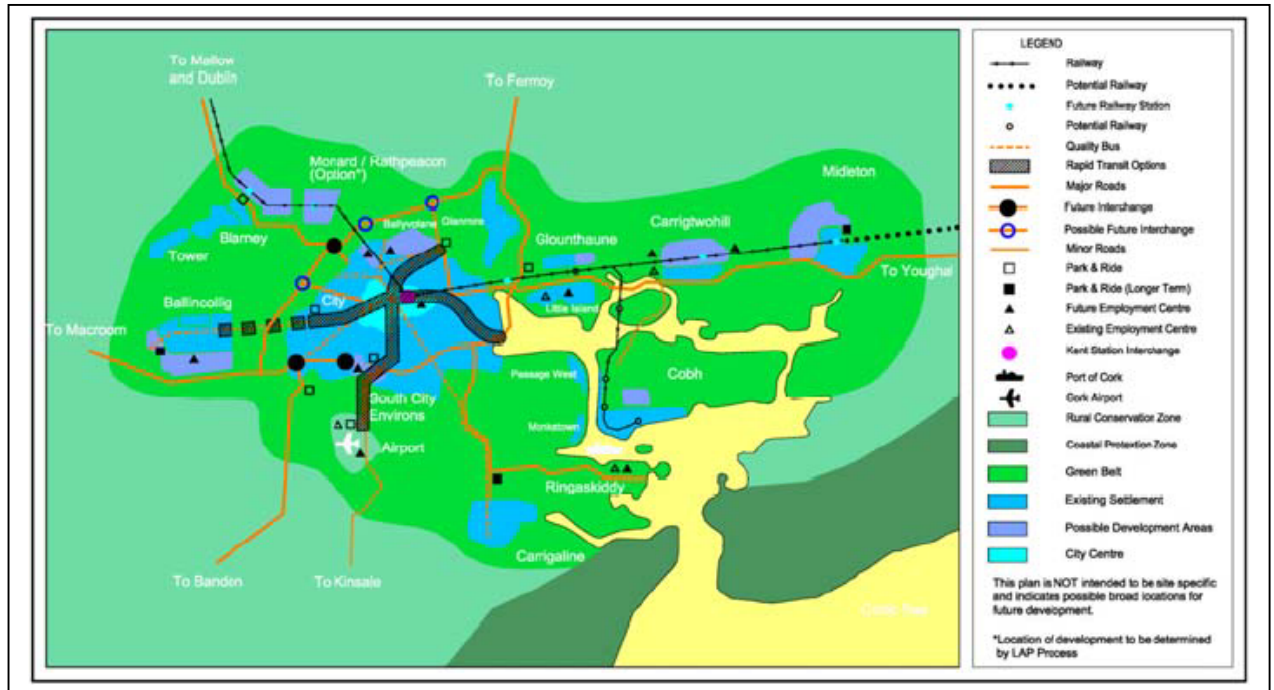


Figure 1: Transport Infrastructure Diagram for Metropolitan Cork
 Source: CASP Update 2008

NOTE: THIS CHANGE REFERS TO TEXT AND MAPS OF THE PLAN

RELEVANT SUBMISSIONS RECEIVED

2043						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is concerned with the inclusion of possible future interchanges on the Northern Ring Road. The submission states that the inclusion of these interchanges is premature pending the outcomes of not only specific assessments to be approved by the NRA but also the publication of the CPO and EIS for the remaining schemes.

It is considered that these issues are adequately considered in the text of the proposed amendment. The identification of "Possible Future Interchanges" in Figure 1 of the amendment is not a firm commitment to development of an interchange. The diagram, taken from the CASP Update, is a representation of future infrastructural requirements in the Metropolitan Area. The interchange strategy along the Northern Ring road has yet to be agreed, with further details outlined during the review of the relevant Electoral Area Local Area Plan.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.2

AMEND OBJECTIVE INF 1-2 TO INCLUDE AN ADDITIONAL OBJECTIVE FACILITATING THE CREATION OF AN INTEGRATED TRANSPORT SYSTEM, AS OUTLINED IN CASP UPDATE 2008.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following objective (highlighted in bold) into INF 1-2

Development Plan Objectives: Transport	
INF 1-2	<p>(d) It is an objective of this Plan, while having regard to the natural and built environment, to facilitate the creation of an integrated transport system in the Cork County Metropolitan Area, as outlined in the CASP Update 2008, in order to improve mobility, accessibility and connectivity within the area through the delivery of appropriate infrastructure including the suburban rail line, rapid transit, city and suburban bus lanes and park and ride facilities.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2628							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the incorporation of the results of the feasibility study currently being conducted into rapid transit routes into the County Development Plan.

As the study is not yet complete, it is considered that these issues are given adequate support in the Draft County Development Plan (paragraph 6.2.21 of the Draft Plan) and will not require further amendments.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.3

AMEND OBJECTIVE INF 1-3 TO REFER TO PROPER PLANNING AND SUSTAINABLE DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 1-3 to include reference to proper planning and sustainable development (highlighted in bold)

Development Plan Objectives: Transport	
INF 1-3	It is an objective of this Plan to maximise the safety, strategic potential and efficiency of the County's principal transportation modes, subject to proper planning and sustainable development.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised. The submission received supports the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.4**AMEND PARAGRAPH 6.2.5,- 6.2.6 AND OBJECTIVE INF 2-2 TO REFER TO ATLANTIC GATEWAYS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to amend paragraphs 6.2.5, 6.2.6 and objective INF 2-2 and replace the phrase Atlantic Gateway Corridor with the following phrase (highlighted in bold)

Atlantic Corridor

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.5

REMOVE PARAGRAPH 6.2.16 AND REPLACE WITH ADDITIONAL TEXT ON REVISED POPULATION TARGETS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to remove paragraph 6.2.16 and replace with the following paragraphs (highlighted in bold)

The Spatial Strategy to accommodate the revised population targets in the CASP area, as outlined in the CASP Update, will see additional growth directed towards locations along the Cork Suburban Rail Network to the north and east of Cork City.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.6

AMEND OBJECTIVE INF 2-7 TO REFER TO PROPER PLANNING AND SUSTAINABLE DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 2-7 to include reference to proper planning and sustainable development (highlighted in bold)

Development Plan Objectives: Transport	
INF 2-7	<p>New or Additional Stations</p> <p>It is an objective to optimise the level of efficiency of the Cork Suburban railway line by considering the potential of opening new stations at the most advantageous locations. Any consideration of potential future stations will be co-ordinated with Iarnród Éireann requirements and safety policies and must satisfy the following criteria:</p> <ul style="list-style-type: none"> • Demonstrate that there is a passenger case for the station • Provide a mobility management plan for the site (consideration may also be given to the cumulative effect of neighbouring sites provided that they are in use and are in close proximity to the station and that they have a safe and efficient access to the station) • Indicate the location of the station in an overall layout or masterplan and include it in any Development Management proposal. • Adheres to the principles of proper planning and sustainable development.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.7

REMOVE PARAGRAPH 6.2.18 AND REPLACE WITH ADDITIONAL TEXT ON THE BUS NETWORK.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace paragraph 6.2.18 with the following paragraphs (highlighted in bold) on the bus network.

In order to facilitate the modal shift envisaged in this Plan, improved service levels and additional infrastructural support will need to be provided on the bus network serving the County and in particular the CASP area. Targeted improvement to the bus network will need to be delivered to areas that have experienced significant recent growth but do not have the associated level of public transport services. Such areas include Glanmire/Riverstown, Little Island, Rochestown, Carrigaline and Ballincollig. Of particular importance, in the short term, is the delivery of a reliable, bus based system serving Little Island that will address the problems associated with an over reliance on car based commuting within this Strategic Employment Centre.

In order to improve the "Total Journey Quality" of public transport users, it is appropriate to deliver complimentary bus based services linking new train stations along the suburban rail corridor with the wider rural hinterlands of Midleton, Carrigtwohill, Kilbarry, Monard, Blarney and Mallow.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2318							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the provision of additional bus related infrastructure, such as accessible and safe bus stops, in the main towns and villages across the County.

It is considered that these issues are given adequate support in the Draft County Development Plan (paragraph 6.2.9 of the Draft Plan) and will not require further amendments.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.8**AMEND PARAGRAPH 6.2.20 TO INCLUDE ADDITIONAL TEXT ON THE GREEN ROUTES.****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to amend paragraph 6.2.20 to include the following text (highlighted in bold) on green routes.

Through the Cork Greenway Study, 2001, undertaken for the Heritage Council by WS Atkins, and the proposals outlined in the Cork Area Strategic Plan, a total of nine Green Routes were identified. These routes focused on the main existing bus routes, and the corridors serving the proposed Park and Ride sites. A number of these routes, Grange to City Centre, Curraheen to City Centre, Airport to City Centre are complete, with the remaining routes in the planning and design stage. **Two orbital bus routes have been successfully introduced by Bus Eireann, one on the northside of the city running from Mayfield to Bishopstown and one on the southside from Mahon to Bishopstown.** Consideration should be given to identifying Orbital Green Route corridors based on these routes including identifying the range of priority measures that will support an increased level of service, frequency and higher average speeds particularly in the critical morning travel to work peak period. Consideration should be given to other potential orbital corridors including a corridor linking the north east of the city with the south east of the city taking in Silversprings, Docklands and Mahon by introducing public transport priority measures in the corridor and on all new cross river bridges.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2043							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the provision, operation and funding of public transportation infrastructure such as park and ride and bus priority lanes on the national road network. The submission states that the provision of such infrastructure lies outside the remit of the NRA and are not considered part of national road schemes.

It is considered that the proposed change does not demand or require any action or funding from the National Roads Authority and no change to the proposed modification is recommended.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.9**REPLACE PARAGRAPH 6.2.21 AND REPLACE WITH ADDITIONAL TEXT ON RAPID TRANSIT CORRIDORS.****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to replace paragraph 6.2.21 with the following text (highlighted in bold) on Rapid Transit Corridors.

As part of the CASP Update the requirement for Rapid Transit including Light Rail Transit and Bus Rail Transit has been considered and two potential corridors have been identified.

Corridor A - Mahon-Docklands - City-UCC-CUH-CIT/Bishopstown-Ballincollig

The CASP Update has identified this corridor as a key transport corridor linking major growth and development areas with existing major institutional trip generators and the transport interchange hub at Kent Station. This corridor has the potential to be developed as a Rapid Transit corridor.

Corridor B: Airport-Tramore Rd-City-St. Lukes-Ballyvolane

The CASP Update has identified this as a key transport corridor linking the Airport with the identified growth area at Tramore Road and linking the City Centre with the designated growth areas on the northside at Ballyvolane. This corridor has the potential to be developed as a Rapid Transit corridor including BRT.

These corridors will compliment the existing and planned railway corridors that are also considered as high quality, high capacity public transport corridors. It is intended that the two additional rapid transit corridors should become the basis for the planned location of significant new population and employment locations at densities appropriate to support the case for the provision of high quality infrastructure including public transport.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2177	2534						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is concerned with the development of two rapid transit corridors in Metropolitan Cork. The submission states that while the development of these corridors is dependant on sufficiently high population densities along the corridor, intensive employment and other trip generating uses are no less important to the viability of a rapid transit route. The development of the Tramore Road, as a strategic employment location, is critical to the delivery of the north-south corridor and should receive additional support. The County Development Plan should have a policy to facilitate the relocation of existing low intensity employment uses from the Tramore Road to other more appropriate locations in the County.

In relation to the East-West corridor, the viability of the route would be enhanced if the western terminus was located in Ballincollig and not Bishopstown. The submission claims that provision should therefore be made for the investigation and planning of the lands between the City and Ballincollig for strategically important mixed uses including important industries wishing to locate close to the adjacent third level institutions and intensive recreational facilities. The potential for traffic generating uses in this area that would support the light rail system should be explored.

Notwithstanding the points made in the submission, it is considered that these issues are given adequate consideration in the Draft Plan. The Council has committed to facilitating the planning and implementation of a Light Rail or Bus Rapid Transit system that would link the city centre to locations within Metropolitan Cork. The Cork Area Transit study is currently being prepared to examine the detailed feasibility of these projects. The recommendation of this study will be incorporated into the County Development Plan once they have been accepted by the Members of Cork County Council.

The zoning of lands to accommodate the relocation of those low intensity employment uses on the Tramore Road will be addressed during the Review of the relevant Electoral Area Local Area Plans.

The proposed modification to the change also reflects an error in the original text.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS. :**

As part of the CASP update the requirement for rapid transit including Light Rail Transit and Bus ~~rail~~ Rapid Transit has been considered and two potential corridors have been identified.

ADDITIONAL TEXT TO BE INSERTED AFTER FINAL PARAGRAPH OF PROPOSED CHANGE.

The Cork Area Transit Study, a joint project between Cork City and Cork County Council, is currently being prepared to examine the detailed feasibility of these projects. The recommendations of this study will be incorporated into the County Development Plan once the final study is adopted by the Members of Cork County Council.

PROPOSED CHANGE NO. 6.10

REMOVE PARAGRAPH 6.2.22 AND REPLACE WITH ADDITIONAL TEXT ON THE PARK AND RIDE NETWORK.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to replace paragraph 6.2.22 with the following text (highlighted in bold) on the Park and Ride Strategy.

An important element of an integrated transportation system is the identification of Park and Ride facilities. The Black Ash site near the Kinsale Road Interchange has been a success, however progress on the remaining locations identified in CASP have been limited in delivering facilities on the ground. Where further locations are being investigated, consideration should be given to locations that maximize the interception of city bound traffic and where possible they should intercept road traffic before it reaches the Cork Ring Road, either the existing South Ring Road or the proposed Northern Ring Road. This has the dual benefit of relieving the demand on the Ring Road and reducing the number of car based trips into the city centre.

The key identified Park and Ride locations include:

- Dunkettle & East Cork (rail based).
- Blarney and N20 (rail based).
- Northern Ring Road - there is scope to provide access to a potential P&R site at Ballyvolane based on the development of the North East Link to the Northern Ring Road
- N22 Carrigrohane Rd – this site has recently been identified by Cork City/Cork County Councils.
- N22 Ballincollig – there is potential to provide enhanced P& R at Ballincollig linked to the possible rapid transit corridor.
- Carrigaline – a site for P&R was identified as a requirement in CASP though recent studies have supported an alternative non-bus based approach to meeting demand. This should be given further consideration in considering improvements to the public transport network serving Ringaskiddy and Carrigaline.
- Glounthaune/ Little Island

The identification of specific sites for Park and Ride locations will be further considered during the preparation of the relevant Electoral Area Local Area Plans.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.11**AMEND PARAGRAPH 6.3.4 TO INCLUDE COMMITTED ROAD INFRASTRUCTURE IMPROVEMENTS.****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include additional text to paragraph 6.3.4 (highlighted in bold)

The NRA is committed to providing significant new national road infrastructure within the CASP area. This includes the upgrade of all national radial routes into and out of Cork, the upgrade of the South Ring Road and the upgrade of the N20 (Cork to Limerick) to motorway standard. While the route of the eastern section of the Northern Relief Road has been agreed, the provision of the Western Section of the route is important to the management of inter urban traffic on the Atlantic Corridor. The completion of the Ring Road is essential to the improvement of traffic management within the Metropolitan Area.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.12

AMEND PARAGRAPH 6.3.5 TO INCLUDE ADDITIONAL TEXT ON THE ROLE OF NATIONAL PRIMARY ROUTES IN MEETING LOCALLY GENERATED TRAFFIC.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include additional text to paragraph 6.3.5 (highlighted in bold)

The function and effectiveness of National Roads, as the primary means of long distance travel in many parts of the County, can be compromised by the generation of significant volumes of local and commuter traffic. **In some parts of the county, the National Road is the sole or primary route within the area. In addition to catering for the needs of longer distance traffic, these routes perform an important function for local traffic.** This Plan seeks to implement new measures to safeguard the capacity of **National Primary Routes** so that they can continue to perform their strategic role maintaining their importance to the future development of the County.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2043							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue raised in the submission is concerned with protecting the strategic function of all National Routes, not just National Primary Routes. Policies in the County Development Plan should not undermine this function by introducing measures intended to cater for the needs of local traffic and local development related traffic, which should more appropriately be addressed within the framework of providing an adequate local transport infrastructure

It is considered that these issues are given adequate consideration. The text of the proposed amendment acknowledges that currently, the national road network does cater for locally generated traffic. The Councils intention is to safeguard the capacity of the National Road Network, so it can continue to perform its strategic role. To this effect, the text of the proposed change will be amended to acknowledge the role of both National Primary and National Secondary routes. The Council also recognises the importance of the Local Road Network and has identified a programme of non-national road improvements that will help reduce the volume of locally generated traffic on National Routes.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS :**

*This plan seeks to implement new measures to safeguard the capacity of **both** national primary **and** **secondary** routes so that they can continue to perform their strategic role maintaining their importance for the future development of the county.*

PROPOSED CHANGE NO. 6.13

AMEND PARAGRAPH 6.3.10 TO INCLUDE ADDITIONAL TEXT ON THE PROVISION OF SERVICE AREAS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraph 6.3.10 and replace the last line with the following lines (highlighted in bold)

One of the challenges associated with the introduction of long lengths of motorway and dual carriageways into the National Road Network is the provision of appropriate service areas and rest areas along these routes. The National Roads Authority has prepared a policy statement on the provision of service and rest area. They have identified the need for one serviced area between Fermoy and Mitchelstown. The Council will support the NRA in the provision of this important facility for road users. **Regard must be given to the following criteria when identifying an appropriate site for serviced rest areas:**

- ~~• Distance from junctions so as to avoid traffic weaving problems;~~
- ~~• Suitability of site in terms of land holding size in general layout;~~
- ~~• Site levels relative to the mainline;~~
- ~~• Drainage;~~
- ~~• Access to Local Road Network;~~
- **Avoidance of archaeology and other environmental constraints.**

Regard must be given to the National Roads Authority’s guidance document, *Policy for the Provision of Service Areas on Motorways and High Quality Dual Carriageway*, when identifying an appropriate site for a serviced rest area.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.14

AMEND OBJECTIVE INF 3-3 TO INCLUDE THE FOLLOWING ROUTES ON THE NATIONAL ROADS PRIORITY LIST.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 3-3 to include the following text (highlighted in bold)

Development Plan Objectives: National Road Network	
INF 3-3	<p>National Roads – Priority List</p> <p>It is an objective to seek the support of the National Roads Authority in the implementation of the following major projects:</p> <ul style="list-style-type: none"> • M/N 8 (Fermoy – Mitchelstown). • N 71 (Cork Clonakilty – Skibbereen and Bantry) • M/N 20 (Blarney – Mallow - Limerick). • N 22 (Ballincollig – Macroom – Ballyvourney) to include Macroom Bypass. • N 28 (Cork – Ringaskiddy). • N 25 (Carrigtwohill – Middleton – Youghal). • Southern Ring Road. • Northern Ring Road. • N 72 (Mallow Northern Relief Road). • N 72 (Mallow – Tallow). • N72 Mallow to Fermoy including links to the M/N20 Atlantic Corridor • N 73 (Mallow – Mitchelstown). • Dunkettle Interchange Upgrade

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2043							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case concern the identification in the Draft Plan of priority National Road Authority Road Projects.

It is considered that these issues are adequate consideration in the Draft Plan.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.15

AMEND OBJECTIVE INF 3-8 TO MAKE REFERENCE TO TRANSPORT AND TRAFFIC ASSESSMENTS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 3-8 to include the following text (highlighted in bold)

Development Plan Objectives: National Road Network	
INF 3-8	<p>Traffic and Transport Assessments</p> <p>It is an objective of this Plan, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a national or regional route, to require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of the proposal. Developers should refer to the NRA’s “Traffic and Transport Assessment Guidelines” in the preparation of TTA’s.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.16

AMEND OBJECTIVE INF 3-10 TO INCLUDE ADDITIONAL ROUTES ON THE STRATEGIC NON-NATIONAL ROAD IMPROVEMENTS LIST.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 3-10 to include the following text (highlighted in bold).

Development Plan Objectives: Road Network	
INF 3-10	<p>Strategic Non-National Road Improvements</p> <p>(a) It is an objective to promote the improvement of strategic Non-National Roads throughout the County in accordance with the strategies identified for the main settlements in this Plan.</p> <p>(b) It is also an objective to seek funding for the upgrading of the following local and regional routes in the County:</p> <ul style="list-style-type: none"> • Middleton Northern Relief Route; • R586 (Bandon to Bantry); • Carrigaline Inner Relief Route; • Mallow link road and town centre inner relief route; • R 681 (Cobh Cross - Cobh). • R 624 (Cobh Cross - Cobh) • Upgrade of access routes serving Monard • R 584, 585 and R 572 (Cork to Castletownbere) • R 630 (Middleton - Whitegate)

It is also proposed to make a change to paragraph 6.3.11 to include the following text (highlighted in bold);

The County Council will prioritise investment in road infrastructure serving the County’s ports and airport.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2333							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case is concerned with the provision of appropriate road infrastructure serving the County's fishing ports.

It is considered that these issues have been addressed in the proposed amendment. The commitment to prioritise investment in road infrastructure serving the County's Ports includes road infrastructure serving fishing ports.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.17

AMEND PARAGRAPH 6.3.13 TO INCLUDE AN ADDITIONAL TEXT ON APPROPRIATE ROADS INFRASTRUCTURE SERVING NEW DEVELOPMENTS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraph 6.3.13 to include the following text (highlighted in bold)

New development inevitably brings with it new demands for movement and transportation. It is important to the overall strategy for the County that proper account of this is taken at the planning stage. Although land may be zoned for development in a Local Area Plan, it will be for intending developers to **demonstrate**, when seeking planning permission, that their proposals address the transportation and road safety issues relevant to their development. **When acquiring land for new development, intending developers should ensure that they have control over all the land necessary to address these issues.**

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2531							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the role of the developer in the acquisition of land for transport and road safety issues. The submission claims that it is not the responsibility of developers to acquire additional lands that may be required for infrastructural improvements to support specific developments.

It is considered that this issue is adequately addressed in the proposed amendment. The proposed change is a reminder to intending developers that they may need to acquire land outside the zoned area to facilitate infrastructure. In practice and where possible, the Council uses its compulsory powers to assist in this process but the onus must remain with the intending developer to ensure that sufficient land is available.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.18

AMEND PARAGRAPH 6.3.15 TO INCLUDE ADDITIONAL TEXT ON TRANSPORT AND TRAFFIC ASSESSMENTS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraph 6.3.15 to include the following text (highlighted in bold)

Similar provisions are also required to ensure that road safety and general transportation issues are properly addressed when consideration is given to all development proposals that rely on the Local Road network for the provision of vehicular and pedestrian access. ~~Traffic Impact Assessments (TIA)~~ **Traffic and Transport Assessments (TTA)** and Road Safety Audits will be required at the planning application stage where the development is likely to have a material impact on the safety and free flow of traffic on a Regional Road. ~~Where there is likely to be a material increase in the demand for transport arising from the development, a Mobility Management Plan addressing public transport, cycling, pedestrian and motor vehicle transport planning issues will also be required as part of the proposal.~~ **The Traffic and Transport Assessment (TTA) is a review of the transport impacts of a proposed development. It should include measures to upgrade the road network, to ensure the road links and junctions in the vicinity of the development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic. Where there is a proposal for a development of 50 or more employees, developers will be required to prepare a mobility management plan (travel plan), to promote alternative sustainable modes or practices of transport, as part of the proposal. Developers should refer to The NRA’s “Traffic and Transport Assessment Guidelines” in the preparation of TTA’s.**

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.19

AMEND OBJECTIVE INF 3-13 TO INCLUDE ADDITIONAL TEXT ON TRANSPORT AND TRAFFIC ASSESSMENTS.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 3-13 to include the following text (highlighted in bold)

Development Plan Objectives: Regional Roads	
INF 3-13	<p><i>Regional Roads – Requirement for TIA TTA and Safety Audits</i></p> <p>It is an objective of this Plan, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on Regional or other Local Routes, to require the submission of a Traffic Impact Assessment Traffic and Transport Assessment (TTA) and Road Safety Audits as part of the proposal. Developers should refer to The NRA’s “Traffic and Transport Assessment Guidelines” in the preparation of TTA’s.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.20

AMEND OBJECTIVE INF 3-14 TO OUTLINE THE ROLE OF MOBILITY MANAGEMENT PLANS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 3-14 to include the following text (highlighted in bold)

Development Plan Objectives: Regional Roads	
INF 3-14	<p>Transport and Mobility Management Plans</p> <p>It is an objective of this Plan, where a development would give rise to a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users, to require the submission of a Transport and Mobility Management Plan addressing these issues, for developments of 50 employees of more, developers will be required to prepare a mobility management plans (travel plans), to promote alternative sustainable modes or practices of transport, as part of the proposal.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.21

REPLACE PARAGRAPH 6.3.17 WITH ADDITIONAL TEXT OUTLINING PARKING POLICY, INCLUDE NEW OBJECTIVES ON PARKING POLICY AND IDENTIFY PARKING STANDARDS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to remove paragraph 6.3.17 and replace with the following text and objectives (highlighted in bold).

Parking Policy – Overall Approach

The aim of the Cork County Council Parking Policy is to manage and control the provision of car and cycle parking across the County. The parking policy is an important element of the overall transportation strategy for Cork County, which aims to

- **Develop an integrated approach to transport across the County, facilitating a significant modal shift to public transport;**
- **Address the problems associated with traffic congestion particularly at peak times within Metropolitan Cork and the main settlements;**
- **Encourage investment in and facilitate the development of more energy efficient public transport options.**

The objective of the parking policy is to ensure that, in assessing development proposals and as part of the overall access and movement strategies for each development, appropriate consideration is given to accommodation of vehicles likely to be attracted to the site.

In assessing parking provision, developers will be required to demonstrate there is adequate provision of space within the site for parking, manoeuvring, loading and unloading to fulfil the operational requirements of the proposed development. Where there is more than one use functioning simultaneously on the site, e.g. a warehouse containing a large office or a public house containing a restaurant, the combined figures applicable to both uses will apply. Conversely, in multi purpose developments where it can be shown that separate uses operate at different times, greater flexibility will be applied.

Guidance For Areas Where On Site Provision May Not Be Appropriate.

In certain circumstances, it may be appropriate to encourage parking provision at less than the required standard. For certain developments in town centres, designated in Local Area Plans across the County, the Council will actively seek parking provision at a level below the required standard. In some circumstances, proper planning and sustainable development may suggest that no on site provision is the most appropriate solution. When a reduction in the level of parking is agreed for a proposed development, a contribution will be required in lieu of the parking provision not provided. These contributions will be used to provide a range of public transport options in the area, in an attempt to facilitate a move from the private car to public and more energy efficient modes of transport.

Development Plan Objectives Parking Policy	
Parking Policy	<p>Parking Policy</p> <p>a) It is an objective of this Plan to ensure that, in assessing development proposals, appropriate consideration is given to the parking, manoeuvring, loading, unloading and other operational requirements of vehicles likely to be attracted to the site.</p> <p>b) In certain circumstances, it may be appropriate to accept parking provision less than the maximum standards. For certain developments within designated town and neighbourhood centres, designated in Local Area Plans, the Council will actively seek a reduced parking provision. In such cases, developers will be required to make a financial contribution, in lieu of parking provision not required, to the cost of providing alternative transport facilities.</p>

Parking Standards

The proposed standards are to be applied to all developments including:

New buildings
 Extensions to existing buildings
 Changes of use of existing buildings and land
 Residential developments.

Table 1 Parking Standards

Land Use	Unit	Parking Spaces per Unit
Community Centres, Auditoriums	100 sqm GFA	14.00
Cinema (town centre)	Seat	0.20
(suburban)		0.25
Stadium	Seat	0.33
Greyhound Tracks, Local Football Fields	Per head attending	0.20
Church	Seat	0.33
Bank	100 sqm GFA	5.00
Library	100 sqm GFA	2.00
Offices	100 sqm GFA	8.00
Shopping Centres, Retail Stores	100 sqm GFA	
- town centre		4.50
- suburban		6.00
Retail Warehousing	100 sqm GFA	4.00
Cash and Carry Outlets	100 sqm GFA	2.00
Golf Driving and Archery Ranges	Seven Feet of Base Line	1.00
Golf or Pitch and Putt Courses	Per Hole	4.00
Bowling alley	Lane	3.00
College Vocational School	Student Seats	0.50
Schools	Per Class Room	1.00
Dwelling House	Dwelling	2.00
Flat (residential)	Dwelling	1.25
(Tourist Accommodation)		2.00

Hospitals	Per Bed	1.50
Hotel, Motel, Motor Inn ect (excluding function rooms, bars ect.	Bedroom	1.00
Guesthouses	Bedroom	1.00
Self Catering Accommodation	Dwelling	2.00
Manufacturing	100 sqm GFA	2.00
Warehousing	100 sqm GFA	1.00
Ballroom, Private Dance Clubs	10 sqm dance floor and sitting out space	3.00
Restaurant	10 sqm dining room	1.50
Bar, Lounges, Function Rooms	8 sqm net public space	2.00
Surgeries	Consulting Room	6.00
Nursing Home	Bed	0.33

The CASP Update identified the need for greater integration between the parking policies of Cork City Council and Cork County Council. It is the County Councils intention to carry out a detailed review of the above standards within 2 years of this Plan coming into effect with this aim.

Table 2

Parking Bay	Dimensions of Parking Bays
Car Parking Bay	4.9 m x 2.4 m
Loading Bay	6.1 m x 3.0
Circulation Aisles	6.1 m in width

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2679	2522	2160	2665	2791			

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in the submission concern the proposed parking policy and parking standards outlined in the proposed amendments. It is claimed in the submission that the proposed standards should have been reviewed prior to their inclusion in the amendments. As the parking standards stand, they are not in line with other County Development Plans. The standards also fail to adhere to the parking strategies outlined in the CASP Update, which support the introduction of integrated City and County parking standards that are zonally based. The proposed standards for schools, colleges, offices and retail developments were identified as being of a particular concern.

The 2003 County Development Plan contained no parking standards and the standards from the 1996 Plan were informally operated during the life of that plan. It was intended to include new revised standards in this plan but it was not possible to reach agreement between stakeholders on the issues involved. The standards set out in the amendment are based on the 1996 standards and are recommended for inclusion in the plan as a temporary measure until the review of the standards has been completed, as part of the County Managers two year progress report on the Plan, and the views of the different stakeholders addressed accordingly.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.22

AMEND PARAGRAPH 6.3.18 ON CYCLISTS, PEDESTRIANS AND RIGHTS OF WAY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraph 6.3.18 to exclude the following text (highlighted in bold)

An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. Indeed, part of the Government’s sustainability development strategy, Sustainable Development – A Strategy for Ireland, identifies the increased provision of cycle lanes and safer facilities for pedestrians as a key propriety. This can be facilitated by improvements in the design of roads and urban areas. Cycleways and safe pedestrian routes should be encouraged as part of the design schemes for residential, educational, employment and recreational development. ~~The provision of cycle parking facilities in new developments will need to comply with the cycle parking standards, which will be included at the amendment stage of the Development Plan process.~~ It is particularly important that cyclists and pedestrians have safe and efficient access to public transport. In providing for pedestrians, the Council will ensure accessibility for those with impaired mobility in keeping with the Barcelona Declaration.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.23

REMOVE PARAGRAPHS 6.3.19 –6.3.20 AND OBJECTIVE INF 3-17 ON RIGHTS OF WAY FROM CHAPTER 6

PROPOSED CHANGE

It is proposed to make a change to the draft plan to exclude paragraphs 6.3.19 – 6.3.20 and Objective INF 3-17 from Chapter 6 (highlighted in bold).

Rights of Way

~~The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.~~

~~The Council also recognises that a register or databases of public Rights of Way would be useful in promoting awareness of these issues. However, it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise could be carried out to establish the feasibility of setting up such a database / register.~~

Development Plan Objectives: Rights of Way	
INF 3-17	<p>RIGHTS-OF-WAY It is a general objective, wherever possible, to preserve established public Rights of Way, to promote the way-marked ways network within the County and, subject to proper consultation in advance with landowners, to give general support to increase access to open areas including uplands and coastlines.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

November 2008

MAIN REPORT

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.24

AMEND PARAGRAPHS 6.4.2, 6.4.4 AND OBJECTIVE INF 4-1 TO REFLECT A RECENT AN BORD PLEANALA DECISION IN RELATION TO THE RELOCATION OF THE PORT OF CORK TO RINGASKIDDY.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraphs 6.4.2, 6.4.4 and Objective INF 4-1 and replace with the following text (highlighted in bold)

~~It is an important element of CASP that the remaining port activities close to the City Centre, including the container facilities at Tivoli, should relocate to Ringaskiddy where larger modern ships can be accommodated and the area is served directly by the National Road Network, facilitating the movement of freight by road without the need for heavy goods vehicles to pass through either the City Centre or any major residential areas. This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close the heart of the City.~~

A recent decision by An Bord Pleanála, relating to a proposed container terminal at Ringaskiddy, has identified concerns regarding traffic impact at key locations on the road network and the lack of potential for the future transport of freight by rail in the Ringaskiddy area. The maintenance of modern port facilities and the need to release port related land in the Docklands and at Tivoli for mixed-use development formats are both critical to the overall strategy for the sustainable development of the CASP area and to the achievement of the target populations for the City.

~~This Plan, strongly supports the relocation of the port activities currently active in the Upper Harbour for the reasons set out in CASP and particularly to support redevelopment and urban renewal in the City so that it can establish positive population growth and enhance its economic role within the County. Subject to an assessment of those uses to which the Seveso Directive applies, Ringaskiddy is the favoured location for the port relocation, where it can benefit from planned improvements to the N28 National Road. **in tandem with the CASP Update will assess the issues raised by An Bord Pleanála in relation to Ringaskiddy regarding the scale and nature of future port development and possible alternatives.**~~

Some activities located within the City Docklands are hazardous installations to which the Seveso Directive applies and their relocation will require special consideration.

Development Plan Objectives Ports and Harbours	
INF 4-1	<p>The Port of Cork</p> <p>It is an objective generally to support the relocation of port activities and other industry, presently located in the upper harbour on the eastern approaches to the city to Ringaskiddy to assess the scale and nature of future port development in Ringaskiddy and identify possible alternatives.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2478	2628						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue raised by the submission concerns the relocation of port activities to Ringaskiddy. It is suggested that the Development Plan should reaffirm Cork County Councils commitment to the relocation of the port activities to Ringaskiddy as this policy has been specifically endorsed in the CASP Update and there are specific proposals to upgrade the road infrastructure to facilitate freight transport.

Cork County Council is committed to the relocation of port related activities from Tivoli and Cork City in order to facilitate the regeneration of the Docklands and to maintain modern and efficient port facilities for Cork and its region. While the recent decision by An Bord Pleanála has identified concerns in relation to relocation of port activities to Ringaskiddy, the Development Plan will reaffirm its commitment to Ringaskiddy and indicate that the Council is committed to engage with the Port of Cork to both seek a resolution of these issues and, if necessary, give consideration to possible alternative locations.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

~~*This Plan, strongly supports the relocation of the port activities currently active in the Upper Harbour for the reasons set out in CASP and particularly to support redevelopment and urban renewal in the City so that it can establish positive population growth and enhance its economic role within the County. Subject to an assessment of those uses to which the Seveso Directive applies, Ringaskiddy is the favoured location for the port relocation, where it can benefit from planned improvements to the N28 National Road. in tandem with the CASP Update will assess the issues raised by An Bord Pleanála in relation to Ringaskiddy regarding the scale and nature of future port development and possible alternatives.*~~

While Ringaskiddy remains the preferred location for the relocation of port activities, Cork County Council is committed to engage with the Port of Cork and other relevant stakeholders, to seek a resolution to the difficulties raised by An Bord Pleanála and, if necessary, give consideration to possible alternative locations.

INF 4-1 The Port of Cork

~~*It is an objective generally to support the relocation of port activities and other industry away from, presently located in the upper harbour on the eastern approaches to the city. Ringaskiddy remains the preferred location for the relocation of these activities. The Council is committed to engage with the Port of Cork and other relevant stakeholders in order to address the issues in relation to Ringaskiddy and, if necessary, give consideration to possible alternative locations. to Ringaskiddy to assess the scale and nature of future port development in Ringaskiddy and identify possible alternatives.*~~

PROPOSED CHANGE NO. 6.25

AMEND PARAGRAPH 6.4.7 TO INCLUDE ADDITIONAL TEXT ON THE ROLE OF SMALL PORTS AND FERRIES IN THE OVERALL TRANSPORTATION STRATEGY

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) after paragraph 6.4.7

The establishment and maintenance of smaller ports and harbours is important to the local economic base of an area. There are many smaller ports and harbours located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and should be encouraged to further develop.

Water Based Public Transport

It is an aim of this Plan to increase the level of access to a choice of transport modes. Water based public transport services, particularly within Cork Harbour, can provide a viable alternative to private car transport. It is an aim of this plan to support the provision of water-based public transport services serving the Metropolitan area. It is important to recognise the role of ferries in meeting the transport needs of the inhabitants of the Cork Islands. It is an aim of this plan to support the upgrade of these services and the associated on shore infrastructure, as well as the provision new services, in order to continue to meet the transport needs of the island inhabitants.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.26

AMEND OBJECTIVE INF 4-2 ON THE ROLE OF SMALL PORTS AND HARBOURS TO INCLUDE AN ACKNOWLEDGEMENT OF THEIR ENVIRONMENTAL SETTING.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 4-2 to acknowledge the environmental setting of small ports and harbours (highlighted in bold).

Development Plan Objectives Ports and Harbours	
INF 4-2	<p>The Role of Ports and Harbour</p> <p>(a) It is an objective generally to support the ports and harbours of the County and to recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors, while respecting their environmental setting.</p> <p>(b) It is an objective to improve port and harbour infrastructure in the County and to safeguard lands in the vicinity of ports and harbours against inappropriate uses that could compromise the long-term economic potential (including access) of the port or harbour.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.27**INCLUDE ADDITIONAL TEXT ON AVIATION RELATED DEVELOPMENTS IN NORTH AND WEST CORK AFTER PARAGRAPH 6.4.12****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include the following text (highlighted in bold) after paragraph 6.4.12

Aviation related developments in County Cork

An issue of growing public concern in some parts of the county is the noise generated by helicopters operating in-and-out of the private heliports and serving private dwellings. When considering applications for helipads for private use, the planning authority will have regard to the following criteria:

- **Noise generated by the proposed development**
- **The impact of helicopter/airplane traffic on wildlife**
- **The impact of increases helicopter/airplane traffic on scenic landscapes**
- **Proper planning and sustainable development**

The development of small scale private aerodromes for private use is guided by registration and licensing requirements issued by the Irish Aviation Authority.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.28**AMEND OBJECTIVE INF 5-2 AND 5-3 TO INCLUDE REVISED POPULATION PROJECTIONS FOR CASP AREA AND TO INCLUDE ANNAGHMORE IN INF 5-3****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to amend Objective INF 5-2 and INF 5-3 (highlighted in bold)

Ballincollig	21,430
Blarney	7,533
Carrigaline	14,066
Carrigtwohill	12,012
Cobh	14,534
Glanmire	10,788
Midleton	23,735
Monard	7,788
Passage West	5,286
Tower	3,660

	<i>Water services Infrastructure Provision – CASP Ring Strategic Planning Area</i>	
	It is an objective of this Plan to secure and prioritise the phased provision of water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations by the year 2020:	
	Mallow	20,000
	Annaghmore	3,000
INF 5-3	Bandon	7,335 6,583
	Fermoy	7,314 6,640
	Kinsale	4,036 4,304
	Macroom	3,954 3,943
	Youghal	7,499 7,530
	N.B. Revised population targets for this area will be included in this Plan at the amendment stage (summer 2008) following the updating of CASP to take account of the most recent population targets for the South West Region issued in February 2007	
	*Derived from Mallow Special Local Area Plan	

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

See Part B of the Managers Report.

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

Issues will be considered within overall change no. 3.42, which seeks to designate Annaghmore as a Ring Town.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

THE ISSUES ARE DEALT WITH IN PART B OF THIS REPORT.

PROPOSED CHANGE NO. 6.29

AMEND PARAGRAPH 6.5.11 TO INCLUDE A REFERENCE TO THE PREPARATION OF A STRATEGIC WASTEWATER PLAN.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to included additional text in paragraph 6.5.11 (highlighted in bold)

Most of the major centres of population require the implementation of the national “Urban Wastewater Regulations”, in order to comply with EU requirements. New collection systems and treatment facilities will have to be installed. Progress has been made in some of the larger towns and more of these schemes will be implemented in the future. Major provision is made through the Water Services Investment Programme. **In addition, a Strategic Wastewater Plan will be prepared to ensure an integrated and co-ordinated approach to the provision of new and the upgrading of existing wastewater infrastructure in the County.**

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.30**INCLUDE ADDITIONAL TEXT AFTER PARAGRAPH 6.5.14 AND AMEND OBJECTIVE INF 5-6 OUTLINING THE COUNCILS POSITION IN RELATION TO WASTEWATER DISPOSAL IN URBAN AREAS****PROPOSED CHANGE**

It is proposed to make a change to the draft plan to include additional text and a new objective on wastewater disposal in urban areas (highlighted in bold).

Wastewater Disposal Urban Areas

In this Plan, the aim is to encourage and prioritise the use of public wastewater treatment systems for developments within settlements. In the main settlements as identified in Chapter 3 of this Plan, new developments should always connect to a public waste water treatment system. However it is accepted that in other settlements the provision of a public system is not always available, a waste water system provided by the developer (or developers) may be considered.

It is considered that individual settlements in Cork County each have differing waste water concerns thus it is envisaged that the forthcoming Local Area Plan process will provide an overall approach to addressing waste water issues that pertain to each individual settlement. Consequently any proposals for individual waster water treatment systems may be tailored accordingly.

Development Plan Objectives: Water Supply, Wastewater and Drainage	
INF 5-6	<p>Water Supplies & Wastewater Disposal</p> <p>(a) It is an objective generally to provide support for the funding and delivery of water supply and wastewater disposal infrastructure requirements broadly in accordance with the principles and strategies of this Plan in order to accommodate the planned levels of growth expected for the County.</p> <p>(b) It is an objective generally to improve and extend the water supply and wastewater disposal infrastructure to serve the planned levels of growth for the County that are set out in this Plan, in order to facilitate balanced development maximising the economic potential of the County.</p> <p>(c) In both the main towns and other settlements of the County identified in the Local Area Plans, development will normally be required to utilise public waster water treatment facilities subject to sufficient capacity being available.</p> <p>(d) Where there is no public waster water infrastructure a temporary facility will only be encouraged where the provision of public facilities is in a programme and will be delivered at an early date and the scheme can be designed to facilitate connection to the public scheme.</p> <p>(e) In settlements where no public waste water system is either available or proposed, new developments will only be encouraged where the developer is able to provide a sustainable waste water treatment system that will meet the needs of the settlement as a whole and is capable of being taken in charge by the Local Authority.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It will be for individual Local Area Plans to take account of the impact of wastewater dispersal on European sites. In the interest of clarity this change could benefit from a modification to that effect.

The recommendation is to include some additional text arising as a result of appropriate assessment (transitional measures) of the County Development Plan.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue in this case, as identified in the Appropriate Assessment of the Draft Plan, is concerned with the protection of designated European Natura 2000 sites for which the maintenance of water quality is a priority.

It is considered that these issues are primarily a matter for the review of the Electoral Area Local Area plans.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Wastewater Disposal Urban Areas

In this Plan, the aim is to encourage and prioritise the use of public wastewater treatment systems for developments within settlements. In the main settlements as identified in Chapter 3 of this Plan, new developments should always connect to a public waste water treatment system. However it is accepted that in other settlements the provision of a public system is not always available, a waste water system provided by the developer (or developers) may be considered.

It is considered that individual settlements in Cork County each have differing waste water concerns thus it is envisaged that the forthcoming Local Area Plan process will provide an overall approach to addressing waste water issues that pertain to each individual settlement. Consequently any proposals for individual waste water treatment systems may be tailored accordingly.

The review of the Electoral Area Local Area Plans will include a process to identify and protect those European sites for which the maintenance of water quality is a priority and to take appropriate measures to ensure they are not threatened by future development.

PROPOSED CHANGE NO. 6.31

INCLUDE ADDITIONAL TEXT PROVIDING GUIDANCE IN RELATION TO DEVELOPMENTS ON FLOODPLAINS AFTER PARAGRAPH 6.5.20 AND AMEND OBJECTIVE INF 5-13 TO REFLECT THIS GUIDANCE.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include the following text after paragraph 6.5.20 (highlighted in bold)

The Council is committed to avoid or minimise the threat of flooding in new developments, to minimise the impact of structures and earthworks on flood plains and river flow, and to reduce, insofar as possible, the rate and quantity of surface water run-off from all new developments.

The Council will strongly discourage development, which is sensitive to the effects of flooding, unless such development has been justified as essential in terms of sustainable and proper planning, and, if so justified, will need to incorporate measures to reduce and manage flooding risks to the development itself and elsewhere to the satisfaction of the planning authority, as developed through an appropriate flood risk assessment.

Development consisting of construction of embankments, wide bridge piers, or similar structures are discouraged in or across flood plains or river channels as these structures restrict or obstruct flow and increase the risk of flooding to property and land upstream. If it is considered necessary, in exceptional cases, to permit such structures, they should be designed to minimise and/or compensate for any potential negative effects.

Appropriately designed developments, which are less sensitive to the effects of flooding may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across the floodplain. Such developments, which would include park areas and sports pitches, should include adequate measures to cope with the flood risk, e.g. adequate drainage systems. Development within flood plain areas should have provision to reduce the rate and quantity of runoff, i.e. minimisation of concrete surfaces and use of semi permeable materials.

Development Plan Objectives Water Supply, Waste Water and Drainage	
INF 5-13	<p>Drainage and flooding</p> <p>a) It is a general objective to implement the policies and guidelines of the Department of Environment, Heritage and Local Government and of the Office of Public Works in relation to flood plains and areas sensitive to flooding.</p> <p>b) It is an objective of this Plan to strongly discourage development, which is sensitive to the effects of flooding, unless justified as essential in terms of sustainable and proper planning, and, if so justified, incorporates measures to reduce and manage flooding risks to the development itself and elsewhere to the satisfaction of the planning authority, as developed through an appropriate flood risk assessment. Developments that are less sensitive to the effects of flooding, such as playing pitches and parks, may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across floodplains.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042	2780						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues raised in the submissions to this change are concerned with the identification of appropriate uses on floodplains and the strength of language used to discourage development on floodplains.

The text of the proposed change, which was agreed by the Office of Public Works, outlines appropriate uses in floodplains. These include park areas and sports pitches. The proposed change will be amended to include car parks.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

*Appropriately designed developments, which are less sensitive to the effects of flooding may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across the floodplain. Such developments, which would include park areas, ~~and~~ sports pitches **and car parks**, should include adequate measures to cope with the flood risk, e.g. adequate drainage systems. Development within flood plain areas should have provision to reduce the rate and quantity of runoff, i.e. minimisation of concrete surfaces and use of semi permeable materials.*

OBJECTIVE INF 5-13

*b) It is an objective of this Plan to strongly discourage development, which is sensitive to the effects of flooding, unless justified as essential in terms of sustainable and proper planning, and, if so justified, incorporates measures to reduce and manage flooding risks to the development itself and elsewhere to the satisfaction of the planning authority, as developed through an appropriate flood risk assessment. Developments that are less sensitive to the effects of flooding, such as playing pitches ~~and~~ parks **and car parks**, may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across floodplains.*

PROPOSED CHANGE NO. 6.32

INCLUDE ADDITIONAL TEXT AND AN ADDITIONAL OBJECTIVE (INF 6-4) IN SECTION 6.6 OUTLINING THE COUNCILS POSITION IN RELATION TO WASTE MANAGEMENT ASSESSMENTS

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include additional text after paragraph 6.6.3 and a new objective (INF 6-4) on Waste Management Assessments (highlighted in bold).

Waste Management Assessments

In order to provide sustainable waste management practice, the County Council will normally require all development proposals to include on site provisions for the management of waste materials that are likely to be generated from the proposed use.

For small scale developments basic information of the proposed location of bins, composting etc will only be required while a greater level of detail may be required for larger developments. Developments of less than two residential units will normally be exempt from these requirements.

For commercial, industrial and multiple residential proposals, effective waste management should be incorporated into building design and layout e.g. specific provisions should be made for segregated space to allow for the separation of waste consistent with the type of development in question.

A significant amount of waste generated in Cork County is a result of construction activity. In order to address this issue and to promote a more sustainable approach to waste management the Council will require project C& D Waste Management Plans to be prepared for projects in excess of any of the following thresholds:

1. new residential developments of 10 houses or more,
2. new developments other than(1) above including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m²
3. demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste.
4. civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site.

The aim of this plan is for developers to show how they intend to reducing waste and reuse materials within their development.

Development Plan Objectives: Waste	
INF 6-4	<p>Waste Management Assessments</p> <p>(a) It is an objective of this Plan that Cork County Council will normally require details and formal development proposals of on site provisions for the management of waste materials that are likely to be generated from the proposed use. Details of how effective waste management will be incorporated into the overall building design and layout may be required for certain developments. The developer should also provide proposals for the management of construction and demolition waste arising on site.</p> <p>(b) The Council will seek a Waste Management Assessment for projects that will exceed the</p>

Development Plan Objectives: Waste	
	<p>following thresholds:</p> <ul style="list-style-type: none"> • residential developments in excess of 10 houses or more; • other developments with an aggregate floor area in excess of 1,250m² ; • demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste; • civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site <p>Where appropriate, developers will be encouraged to reuse excavated material from their development sites for landscaping, land restoration or to be reused in the building process. The aim of this assessment will be to establish clear proposals for the reuse, reduction and recycling of waste at the outset of the development.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.33

AMEND PARAGRAPH 6.7.1 AND OBJECTIVE INF 7-3 TO INCLUDE REFERENCE TO MICRO HYDRO TECHNOLOGIES.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to included an additional bullet point in Paragraph 6.7.1 (highlighted in bold) and amend Objective INF 7-3 to make reference to micro hydro technologies.

6.7.1 In 2007, the Government produced a White Paper entitled ‘Delivering a Sustainable Energy Future for Ireland’. This document sets out a number of strategic goals which together act as a road map for the delivery of a highly efficient, competitive energy sector characterised by innovation and driven by research and technology-lead development. The document sets out the Government’s ambitious target, which requires that, by 2020, 33% of electricity consumption will come from renewable resources. In order to achieve this target, Cork County Council is committed to developing a more diverse range and combination of energy sources including:

- *Wind Energy,*
- *Ocean Energy Technologies,*
- ***Micro Hydro power***
- *Solar Energy, and*
- *Biofuels.*

Development Plan Objectives: Energy	
INF 7-3	<p>Renewable Energy Production</p> <p>It is an objective generally to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar, wave, micro hydro power and wind energy, subject to normal proper planning considerations, including in particular the impact on areas of environmental or landscape sensitivity</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.34

AMEND PART (C) OF OBJECTIVE INF 7-1 TO INCLUDE REFERENCE TO DESIGNATED SITES.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend Objective INF 7-1 to make reference to designated sites (highlighted in bold).

Development Plan Objectives: Energy	
INF 7-1	(c) It is an objective to protect areas of recognised landscape importance and designated sites , from the construction of large-scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042	2333						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

The relevant planning issue raised in the submissions to this change concerns clarification on the meaning of the phrase “designated sites” included in the text of the proposed change. It should be noted that this proposed change was fully supported in a submission received during the public consultation process.

The phrase designated sites refers to European designated sites, which includes Special Areas of Conservation and Special Protection Area, and National Heritage Areas

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

*(c) It is an objective to protect areas of recognised landscape importance and designated sites, including **Special Areas of Conservation, Special Protection Areas and National Heritage Areas**, from the construction of large-scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods.*

PROPOSED CHANGE NO. 6.35

AMEND PARAGRAPH 6.7.17 TO INCLUDE THE PHRASE “OVERHEAD LINES”.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend paragraph 6.7.17 and replace the phrase overhead cables with the following (highlighted in bold)

Overhead lines

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.36

AMEND OBJECTIVE INF 7-5 ON OVERHEAD LINES.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to amend objective INF 7-5 to mitigate against the physical and visual impact of overhead lines on both the natural and built environment (highlighted in bold).

Development Plan Objectives: Overhead Power lines	
INF 7-5	<p>Overhead Powerlines</p> <p>It is an objective of this Plan to ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment especially in landscape character areas that have been evaluated as being of high landscape sensitivity.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042	2178	2333					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

The recommendation is to include some additional text, in the interest of clarity, arising as a result of the appropriate assessment (transitional measures) of the County Development Plan.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with managing the siting of overhead powerlines. It should be noted that this policy was supported in a submission received during the public consultation process.

The Appropriate Assessment of the County Development Plan has highlighted the need for protection to be afforded to Natura 2000 sites.

The text of the proposed change ensures that adequate consideration is given to the siting of electricity powerlines. Powerlines should avoid sensitive landscapes. If this is unavoidable, consideration will be given to either undergrounding or the selection of alternative routes.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:***Overhead Powerlines*

*It is an objective of this Plan to ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment **and the conservation value of European sites** especially in landscape character areas that have been evaluated as being of high landscape sensitivity. **When considering the siting of powerlines in these areas, consideration will be given to undergrounding or the selection of alternative routes.***

PROPOSED CHANGE NO. 6.37

AMEND SECTION 6.8 TO INCLUDE ADDITIONAL TEXT ON TELECOMMUNICATIONS INFRASTRUCTURE.

PROPOSED CHANGE

It is proposed to make a change to the draft plan to include an additional paragraph, 6.8.2, in section 6.8 (highlighted in bold)

Telecommunications Supporting Infrastructure

Developments for telecommunications infrastructure should conform to the concept of environmental sustainability – meeting socio-economic objectives while conserving natural resources upon which development depends. When assessing planning applications, the Planning Authority shall adhere to The Department of Environment, Heritage and Local Government publication entitled ‘Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042	2628						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the deficit in the provision of appropriate telecommunications infrastructure, which is critical to meeting the needs of knowledge intensive economy.

While it is considered that the text of the proposed amendment does not address the deficit in the provision of supporting telecommunications infrastructure, this issue is adequately covered in section 6.8 of the Draft Plan, which seeks to manage the delivery of effective, modern telecommunications in the Cork region.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 6.38**AMEND WIND ENERGY OBJECTIVE INF 7-4.****PROPOSED CHANGE**

Development Plan Objectives: Wind Energy	
INF 7-4	<p>Wind Energy Projects</p> <p>(a) It is an objective to encourage prospective wind energy developers, including businesses and industries who wish to produce energy from renewable sources. In assessing potentially suitable locations for projects they should focus on the strategic search areas identified in the Plan and generally to discourage avoid wind energy projects in the strategically unsuitable areas identified in this Plan.</p> <p>(b) It is an objective in the strategic search areas (and in those areas that are identified as neither strategic search areas nor strategically unsuitable areas), to consider new, existing or expansion of wind energy proposals on its merits having regard to normal planning criteria including, in particular, the following:</p> <ul style="list-style-type: none"> • The sensitivity of the landscape and of adjoining landscapes to wind energy projects; • The scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over vast areas; • The visual impact of the project on protected views and prospects, and designated scenic landscapes as well as local visual impacts; • The impact of the project on nature conservation, archaeology and historic structures; • Local environmental impacts including noise, shadow flicker; • The visual and environmental impacts of associated development such as access roads, plant, grid connections etc. • The proximity and sensitivity of a recognised settlement. <p>(c) Similar criteria would be taken into account in the strategically unsuitable areas except that suitable projects will generally be on a small scale and on very special, carefully chosen sites.</p>

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2533							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

The recommendation is to include some additional text in INF 7-4, in the interest of clarity, arising as a result of the appropriate assessment (transitional measures) of the County Development Plan.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the location of new wind farm proposals and extensions to existing projects. The submission claims that the County Development Plan should support existing and established businesses and industries who wish to use wind energy for their own use.

The appropriate assessment (transitional measures) of the County Development Plan recommends that additional text be added to Objective INF 7-4 to ensure adequate protection is given to designated European site when assessing applications for new wind farm developments.

The Council is generally committed to encouraging the production of energy from renewable resources. The County Development Plan will also support existing and established businesses and industries who wish to use wind energy to meet their own energy needs.

It is considered that additional text will be added to reflect the recommendations of the appropriate assessment of the County Development Plan.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:****Objective INF 7-4**

(a) It is an objective to encourage prospective wind energy ~~developers, including~~ businesses and industries ~~who wish to produce energy from renewable sources~~. In assessing potentially suitable locations for projects, ~~they potential wind farm developers~~ should ~~to~~ focus on the strategic search areas identified in the Plan and generally ~~to discourage~~ avoid wind energy projects in the strategically unsuitable areas identified in this Plan.

(b) it is an objective to support existing and established businesses and industries who wish to use wind energy to serve their own needs subject to proper planning and sustainable development.

~~(b)~~ **(c) It is an objective in the strategic search areas (and in those areas that are identified as neither strategic search areas nor strategically unsuitable areas), to consider new existing or expansion or the expansion of existing of wind energy proposals projects on its their merits having regard to normal planning criteria including, in particular, the following:**

The sensitivity of the landscape and of adjoining landscapes to wind energy projects;

The scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over vast areas;

The visual impact of the project on protected views and prospects, and designated scenic landscapes as well as local visual impacts;

The impact of the project on nature conservation, archaeology and historic structures;

Local environmental impacts including noise, shadow flicker;

The visual and environmental impacts of associated development such as access roads, plant, grid connections etc.

The proximity and sensitivity of a recognised settlement;

The impact of the project on archaeology and historic structures;

The impact of nature conservation, in particular avoiding designated and proposed European sites.

~~(c)~~ **(d) Similar criteria would be taken into account in the strategically unsuitable areas except that suitable projects will generally be on a small scale and on very special, carefully chosen sites.**

PROPOSED CHANGE NO. 6.39

INSERT NEW TEXT IN PARAGRAPH 6.4.1 (FERRY LINKAGES)

PROPOSED CHANGE

It is proposed to insert new text in paragraph 6.4.1:

'It is important to the development of the region's economy, particularly the tourism sector, to secure enhanced international ferry linkages and the County Council, in principle, will encourage any such proposals that emerge during the lifetime of this plan.'

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues were raised.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Chapter 7: Heritage and Environment

PROPOSED CHANGE NO. 7.1

AMEND SCENIC ROUTE S72 WITH ADDITIONAL EXTENSION OF ROUTE

PROPOSED CHANGE

It is proposed to make a change to Map 19: Heritage and Scenic Amenity Map (Volume 3) which consists of an extension to the Scenic Route S 72.

NOTE: THIS CHANGE REFERS TO MAP CHANGE ONLY WITHIN THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission supports the proposed amendment.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.2**AMEND TEXT OF SCENIC ROUTE PROFILE (S107) IN VOLUME 2****PROPOSED CHANGE**

It is proposed to make a textual change to the draft plan to include 'Dunbeacon Castle' in Scenic Route Profile for S107 which is located in Volume 2 : Appendix B within the column *Structures of Cultural or Historical Importance Visible from the Route*

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The submission supports the proposed amendment.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.3

AMEND TEXT/OBJECTIVES RELATING TO SCENIC ROUTES:

PROPOSED CHANGE

It is proposed to delete the existing text:

Scenic Routes and Scenic Landscapes

~~This plan has identified specific scenic routes and scenic landscapes which in general makes up those areas of natural beauty and the important views and prospects that people in Cork and visitors to the County value most highly. In the case of scenic landscapes these are based on designations established by previous development plans. The scenic landscapes are currently being reviewed and this review will inform the final Plan. In the case of the scenic routes the routes are based on a recent review of the existing scenic routes.~~

~~It was considered that the existing scenic routes which were established in the 1970s required a review in order to ascertain if the routes needed to be reduced, extended or new routes established. It was also necessary to review the scenic routes in order to make clear what was being protected and relate their location to the landscape character type through which they traverse. A description of the general views being protected from each route has been included in the profile of scenic routes in Volume 2.~~

~~Scenic routes and scenic landscapes include a variety of images, which relate to impressive or beautiful natural scenery. Any view or scene that is important to the image/character of an area can be defined as scenic.~~

~~Scenic routes act as indicators of high value landscapes and identify more visually sensitive locations where higher standards of design, siting and landscaping are required. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that have very special views and prospects.~~

~~The protection of these scenic routes and scenic landscapes is essential in maintaining the uniqueness of Cork County and its distinctive landscape. Whilst advocating the protection of such scenic resources the plan also acknowledges the fact that all landscapes are living and constantly changing, and therefore there shall not be a blanket ban on development situated on scenic routes, or scenic landscapes or on sites, which adjoin them. However, it is paramount to the continued existence and quality of such scenic amenities to acknowledge that development must be carefully managed and thus it is with this in mind that the policy objectives governing scenic routes and scenic landscape areas are set out in the following tables.~~

~~The profile of each scenic route is presented in Volume 2 with further details relating to each scenic route included in Appendix B of Volume 2. Maps of the scenic routes and scenic landscape areas are shown in Volume 3 of this plan. Chapter 3 of this plan also sets out certain settlement policy requirements for areas of scenic landscape and coastal areas.~~

It is proposed to include the following text in the Plan:

Scenic Routes

In parallel with the Special Scenic Landscapes the plan has also identified specific Scenic Routes consisting of important and valued views and prospects within the County. Each of

the scenic routes were examined individually (See Chapter 4 Volume 2 including Appendices) to give a brief description of the route and the general views from the route being protected. The examination also sought to relate their location to the landscape character type traversed and to identify some of the features lending themselves to the attractive nature of these particular routes.

The established scenic routes include a variety of images, which relate to impressive or beautiful natural scenery. Any view or scene that is important to the image/character of an area can be defined as scenic. Scenic routes act as indicators of high value landscapes and identify more visually sensitive locations where higher standards of design, siting and landscaping are required. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that have special views and prospects particularly those associated with Special Scenic Landscapes.

The protection of these scenic routes is important in maintaining the uniqueness of Cork County and its distinctive landscape as a sustainable economic and tourist resource into the future. Whilst advocating the protection of such scenic resources the plan also acknowledges the fact that all landscapes are living and changing, and therefore an objection in principle to development situated on scenic routes is not proposed. All proposals should be assessed on their merits taking into account the overall character of the scenic route including the elements listed in the Scenic Route Profile (Volume 2) and Appendix B (Volume 2) of the plan and (where relevant) the character of any of the Special Scenic Landscapes (profiled in section 7.2) through which the route passes. Maps of the scenic routes are shown in Volume 3 of this plan.

It is proposed to amend the following objectives in relation to scenic routes by including additional text (in bold):

ENV 2-10	<p>Scenic Routes</p> <p>It is an objective to preserve the character of those views and prospects obtainable from scenic routes identified in this plan. These routes are shown on the scenic amenity maps in Volume 3 and listed in Volume 2 of this plan and a profile of each route and the views to be protected are listed in Volume 2 of this plan.</p>
ENV 2-11	<p>Details of Scenic Routes</p> <p>It is an objective to protect the character and quality of those particular stretches of scenic routes that have special views and prospects.</p>
ENV 2-12	<p>Development on Scenic Routes</p> <p>(a) It is also an objective of the Planning Authority to require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects to demonstrate that there will be, no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.</p> <p>(b) It is an objective to encourage appropriate landscaping</p>

	and screen planting of developments along scenic routes. Where scenic routes run through settlements street trees and ornamental landscaping may also be required. Refer to Objective ENV 5-8, which provides guidance in relation to landscaping.
--	--

It is proposed to include a new objective in relation to scenic routes:

It is an objective to consider the provision of viewing points at suitable locations as appropriate along specific routes. It is considered that this may be further examined through the review of the individual Local Area Plans containing scenic routes.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY

RELEVANT SUBMISSIONS RECEIVED

2042	2030	2333					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the

- support of the proposed amendment*
- clarification of scenic route profiles and reference made to ENV 2-12,*
- concern in relation to the interpretation of policies so that there could be a blanket ban on development along scenic routes.*

It is considered that the objective ENV 2-12 clearly outlines what is required in relation to proposals to carry out development along a scenic route i.e. "demonstrate that there will be, no adverse obstruction or degradation of the views towards and from vulnerable landscape features". No further change to the plan is recommended on this issue.

The purpose of the scenic route profile is to provide additional information and understanding to explain why that particular section of a road is a scenic route and what view or prospect from the route is being protected. Again it is considered that the paragraphs included before the objectives clearly outline what a scenic route is and its purpose and no further change is recommended.

In relation to the concern of a 'blanket ban' on development along a scenic route the proposed amendment states that '...the plan also acknowledges the fact that all landscapes are living and changing, and therefore an objection in principle to development situated on scenic routes is not proposed'. No change is recommended to the proposed amendment.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.4

AMEND EXISTING SECTION ON SCENIC ROUTES AND SCENIC LANDSCAPES TO INCORPORATE THE FINDINGS OF THE SUPPLEMENTARY MANAGER'S REPORT ON SCENIC LANDSCAPE

PROPOSED CHANGE

To delete existing section on Scenic Amenity, Views and Prospects and Scenic routes and Scenic Landscape and replace with new section on Special Scenic Landscape:

It is proposed to delete the following text:

Scenic Amenity, Views & Prospects

While the landscape encompasses our physical, natural, cultural and social environment it has features, which are recognised for their visual aspects and quality.

Cork County's unique scenic quality and sense of place is derived from the interrelationship between coastal landscapes, rural farmland and settlements. This character, which possesses such significant natural and historic resources, is the quality that maintains Cork County's economic vitality as a visitor attraction and also as an attractive place to live and work.

Scenic Routes and Scenic Landscapes

This plan has identified specific scenic routes and scenic landscapes which in general makes up those areas of natural beauty and the important views and prospects that people in Cork and visitors to the County value most highly. In the case of scenic landscapes these are based on designations established by previous development plans. The scenic landscapes are currently being reviewed and this review will inform the final Plan. The scenic routes included in this Plan have been reviewed and amended, following on from a recent survey of the existing routes.

It was considered that the existing scenic routes which were established in the 1970's, required a review in order to ascertain if the routes needed to be reduced, extended or new routes established. It was also necessary to review the scenic routes in order to make clear what was being protected and relate their location to the landscape character type through which they traverse. A description of the general views being protected from each route has been included in the profile of scenic routes in Volume 2.

Scenic routes and scenic landscapes include a variety of images, which relate to impressive or beautiful natural scenery. Any view or scene that is important to the image/character of an area can be defined as scenic.

Scenic routes act as indicators of high value landscapes and identify more visually sensitive locations where higher standards of design, siting and landscaping are required. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that have very special views and prospects.

The protection of these scenic routes and scenic landscapes is essential in maintaining the uniqueness of Cork County and its distinctive landscape. Whilst advocating the protection of such scenic resources, the plan also acknowledges the fact that all landscapes are living and constantly changing, and therefore there shall not be a blanket ban on development situated on scenic routes, or scenic landscapes or on sites, which adjoin them. However, it is paramount to the continued existence and quality of such scenic amenities, to acknowledge that development must be carefully

managed and thus it is with this in mind that the policy objectives governing scenic routes and scenic landscape areas are set out in the following tables.

The profile of each scenic route is presented in Volume 2 with further details relating to each scenic route included in Appendix B of Volume 2. Maps of the scenic routes and scenic landscape areas are shown in Volume 3 of this plan. Chapter 3 of this plan also sets out certain settlement policy requirements for areas of scenic landscape and coastal areas.

It is proposed to add new overall paragraph of text including general objectives:

Landscape and Scenery:

In recognition of the scenic value of the various components of Cork's landscape this Plan establishes a new set of seven Special Scenic Landscapes and identified Scenic Routes, with the potential to contribute significantly to the sustainable development of the economic and tourist product of the county. Objectives for the Special Scenic Landscapes, Scenic Routes and overall objectives relating to the scenic and visual amenity of the landscape generally are included. The general overall objectives are outlined below with more specific objectives in relation to the Special Scenic Landscapes and Scenic Routes outlined later in this section.

ENV-It is an objective to protect and enhance the character of the County's landscape through:

- The establishment of Special Scenic Landscape Areas which are intrinsically linked to the tourism potential of the County.
- The identification of areas of local scenic importance as part of the Local Area Plan process.
- Maintaining the network of scenic routes within the county from which views of characteristics that are important to the County can be obtained.

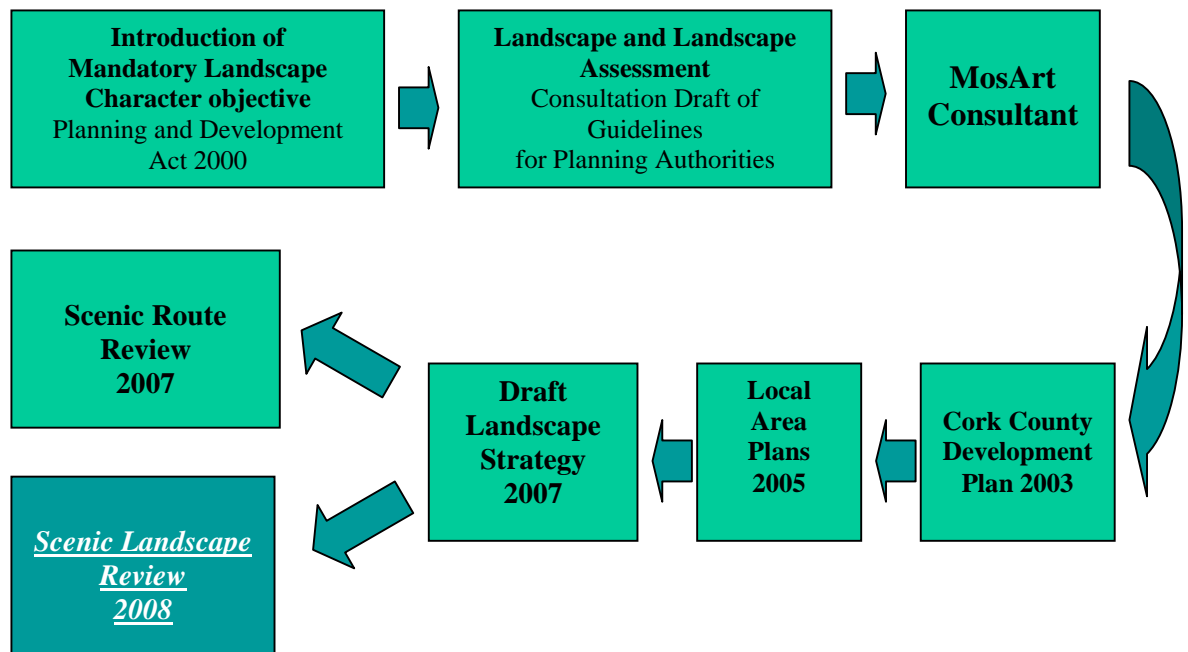
It is proposed to add the following text and diagrams in relation to Scenic Landscapes:

Special Scenic Landscape Areas

Following on from the Landscape Character Assessment of Cork County and the identification of the distinctiveness of different types of landscapes within the County, the preparation of the Draft Landscape Strategy this section of the Plan focuses on scenic landscape. The importance of all the County's landscape continues to be recognised in particular landscapes of local importance. However, following the mandatory requirements of the Planning and Development Act, 2000 (as amended) seven Special Scenic Landscape Areas have been identified which are of Countywide importance and replace the existing scenic landscapes.

The Scenic Landscape Areas included in the County Development Plan 2003 were based on earlier designations dating back to the 1970's and had not been comprehensively reviewed since that time.

The review of scenic landscape areas within the County in effect has taken place since the year 2000 following the publication of the Draft Guidelines issued by Government and can be summarised by the following diagram.



The Special Scenic Landscape Areas identified in this plan encompass broader areas of scenic landscape that relate to significant spatial units of the County where people live, work and recreate.

Seven Special Scenic Landscape Areas are identified which aim to emphasise the positive aspect of the County's landscape particularly with regard to sustainable economic and tourism development. Those areas are based on the Draft Landscape Strategy and they reflect and prioritise the most significant landscape areas in terms of their intrinsic value and value for the economy and tourism. Maps of the Special Scenic Landscape Areas are shown in detail in Volume 3 of this Plan but are summarised in the diagram below.

Policy framework adopted for Special Scenic Landscape Areas aims to encourage a positive approach to the landscape and to integrate special scenic landscape objectives with other Plan objectives, particularly with economy and tourism objectives.

ENV-It is an objective to conserve and promote the high scenic quality of the Special Scenic Landscape Areas as a regional resource and promote sustainable tourism in those areas.

ENV-It is an objective that areas of local scenic importance be identified at Local Area Plan level and objectives which relate to these areas are included.

1) Blackwater Special Scenic Landscape Area:

The Blackwater Special Scenic Landscape Area is located in the North East part of County Cork. The Blackwater Special Scenic Landscape Area is dominated by agrarian landscape while characterised by broad plane defined by the River Blackwater, with broadleaf hedgerows and small areas of coniferous forestry on higher ground. Within the Special Scenic Landscape Area there are two main settlements: Fermoy and Mitchelstown and several villages such as Killavullen, Ballyhooly, Kilworth and Clondulane. Fermoy is ring town located within the CASP area while Mitchelstown has been identified as a district employment centre.

Objective

Blackwater Special Scenic Landscape Area:

ENV-It is an objective to promote agriculture as the major land use in the Blackwater Special Scenic Landscape Area to maintain the landscape character of the area. Major development will be directed towards the main towns while smaller scale development will be directed towards designated key villages, villages etc which will reflect the scale and character of those settlements. Rural housing will be guided by normal planning considerations with the exceptions of the main town greenbelts. The local economy must be considered in a sustainable manner with sustainable tourism having an important role to play in rural diversification.

2) Lee River Special Scenic Landscape Area:

The Lee River Special Scenic Landscape Area is located in the centre of the County and almost links with the City's landscape. The Lee River Special Scenic Landscape Area includes interweaving hills and valleys, contained by low ridges and interlocking hills, resulting in a meandering course for the River Lee, which expands and contracts between hydroelectric dams. Landuse comprises mostly of pastures. The largest settlement within the Special Scenic Landscape Area is Ballincollig, which has been identified in the Plan as an integrated employment centre.

Objective

Lee River Special Scenic Landscape Area

ENV-It is an objective to preserve the scenic and amenity values of the Lee Valley through promotion of agricultural land use as a major economic activity but also to improve public access to the River Lee for amenity and recreational use. Significant urban development will be directed to the town of Ballincollig and smaller scale development to the designated key villages and villages. Rural housing will be guided in the majority of the area by the Greenbelt and Rural Housing Control Zone policies. Protecting the scenic quality of the area will provide the potential for water based and land based recreational value of the Lee River for the citizens of the County and those from further a field.

3) Cork Harbour Special Scenic Landscape Area

The landscape of the Cork Harbour Special Scenic Landscape Area comprises a mix of rural and urban areas, combined with a large expansive harbour. The harbour includes large islands, which, along with much of the harbour shore, comprises landscape of fertile farmland which slopes gently to the sea.

The city docks area is characterised by tall cranes, warehousing, grain silos and large ships, while the wider harbour area comprises a mix of industrial, residential and recreational uses including marinas.

The main settlement located within the Cork Harbour Special Scenic Landscape Area is Cork City itself and includes the towns of Carrigaline, Passage West, Cobh, Carrigtwohill, Middleton and Glanmire and several villages.

Objective

Cork Harbour Special Scenic Landscape Area

ENV-It is an objective to promote sustainable economic and population growth of Cork and its Metropolitan towns whilst recognising their unique setting within the Special Scenic Landscape Area. The urban areas together function as a Gateway within the National Spatial Strategy. There are strong controls on rural housing within the Metropolitan Green Belt. To maintain the distinctive landscape character of the harbour as a brand image for Cork and create the opportunities for a high quality of living by providing attractive places to live and work and developing the cultural and tourist assets of the area.

4) Kinsale Harbour Special Scenic Landscape Area

The Kinsale Harbour Special Scenic Landscape Area is formed around Kinsale enclosed harbour in the central part of County's south coast. Within the Special Scenic Landscape Area the shoreline comprises low but steep cliffs forming promontories such as Old Head of Kinsale, which recede to bays such as Kinsale Harbour and Courtmacsherry Bay. The Special Scenic Landscape Area includes intensive dairying and tillage. Kinsale and Bandon are the largest urban settlements in this Special Scenic Landscape Area with villages, Inishannon, Old Chapel, Ballinadee and Ballinspittle. Farmsteads, houses and outbuildings are generally visible throughout the landscape due to the relatively low height of the hedgerows.

Objective:

Kinsale Harbour Special Scenic Landscape Area

ENV-It is an objective to promote Kinsale and its harbour, the Bandon River Valley, Bandon town and the Old Head of Kinsale, as a region of high tourist potential. To enhance the function of the main towns of Bandon and Kinsale and to encourage sustainable smaller scale development in the key villages and smaller settlements. Protect the settings of the towns and attractive river valley and harbour as a tourist asset for the County.

5) Gougane Barra Special Scenic Landscape Area

The Gougane Barra Special Scenic Landscape Area is located in the mountainous part of the County. The landscape is formed by intensive glacial erosion where mountain sides are steeply scraped falling to a flat but limited valley floor which accommodates a lake and the River Lee. The area is very dramatic with Lake, Gougane Barra Forest Park and mountains to the west towards the Kerry border. Landscape is distinctly remote with a strong sense of the naturalistic. The Special Scenic Landscape Area is dominated by agriculture activity in particular sheep farming. Urban settlements are located on lower ground and include Ballingeary and Inchigeelagh.

Objective:

Gougane Barra Special Scenic Landscape Area

ENV-It is an objective to promote Gougane Barra Special Scenic Landscape Area as a unique spiritual, cultural and tourist area with high potential for hill walking, cycling and recreation.

6) Estuary Coastline Special Scenic Landscape Area

The Estuary Coastline Special Scenic Landscape Area comprises the coastal area between Kinsale Harbour and West Cork Special Scenic Landscape Areas. The landscape comprises gently undulating landforms incised by shallow river estuaries or 'drowned' valleys formed by glacial activity. The shoreline comprises low but steep cliffs of purple mudstone and siltstone to the south forming promontories and sandstone immediately to the north and inland that

rise and fall with stony or sandy beaches. Land use within the Special Scenic Landscape is typified by intensive dairying and tillage. Clonakilty is the main settlement within the Special Scenic Landscape Area with many villages such as Timoleague, Courtmacsherry, and Rosscarbery. Clonakilty has been identified in this Plan as an Integrated Employment Centre for West Cork Strategic Area.

Objective:

Estuary Coastline Special Scenic Landscape Area

1.1 ENV-It is an objective to protect the unique character of the estuary coastline. To enhance the function of the main town of Clonakilty and to encourage sustainable small-scale development in the key villages and smaller settlements in which sustainable tourism will be encouraged. Rural housing is guided by the existing coastal policy.

7) West Cork Special Scenic Landscape Area

The predominant components of this Special Scenic Landscape Area include rocky peninsulas such as Mizen Head, Beara and Sheep's Head, separated by valleys and relatively low-lying bays such as Bantry, Dunmanus and Roaringwater Bay. The rocky peninsulas comprise a mix of moorland, some relatively fertile patches of farmland and woodland including some smaller patches of coniferous plantations on higher ground. The Special Scenic Landscape Area's main activity is farming with important progress in the area of tourism. Castletownbere, Bantry and Schull are the biggest settlements in the Special Scenic Landscape Area. Farmsteads are scattered on lower ground and comprise small houses and outhouses, with towns, villages and hamlets located along the coast.

Objective:

West Cork Special Scenic Landscape Area

ENV-It is an objective to promote traditional patterns of land use through supporting agriculture and encouraging diversification into other economic areas including tourism. The towns of Castletownbere, Bantry and Schull need to maintain themselves as attractive places to live and work and as attractive centres for tourism. Rural housing is guided by the existing coastline policies.

NOTE: THIS CHANGE REFERS TO TEXT AND MAP OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2048	2049	2072	2101	2156	2169	2042	2333

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

The SEA of the Proposed Amendments published in September 2008 provides the following comments:

The objectives in this section have been examined as a whole as it is considered that they need to be read as one unit in the interests of clarity.

Overall the change proposed under 7.4 and the new objectives on Special Scenic Landscape are considered to be positive, however there are concerns with the removal of the former scenic landscapes which have been in place since the 1970's. The environmental implications of removing these areas, and with them their previous restrictions, have not necessarily been quantified. It is

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considered that this removal could conflict with EPO L1 which seeks to conserve and enhance sensitive landscape and designated scenic views and landscape.

The 7 proposed Special Scenic Landscapes when overlapped with the environmental Sensitivities and Areas of Conflict Map (Figure 5:27 of Environmental Report) show a strong correlation between those areas which are environmentally sensitive and those proposed as Special Scenic Landscapes. It is considered that this aspect is positive and that the proposed SSL's can thus contribute to maintaining the environmental character of these areas.

It is suggested that along with the current Special Scenic Landscapes that the former scenic landscapes could be reinstated on an interim basis until such time as they can be reviewed appropriately with the environmental implications of their removal considered through the local area plan process.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in these cases are concerned with

- *the inclusion of the Special Scenic Landscape Areas at this stage of the Plan should be deferred until the Local Area Plan process as they are a major change to the Scenic areas issue in relation to public consultation*
- *the overall impact of the proposed designation on population growth and in turn employment growth*
- *the implications for persons in the area seeking to build a house*
- *the clarification of the overall strategy and objectives for the special scenic landscapes,*
- *one submission supported the proposed change.*

The identification of the seven Special Scenic Landscape Areas was as the result of a process that commenced in 2000 with the establishment of the County's Landscape character types and areas, including the preparation of the Draft Landscape Strategy 2007 to the scenic landscape review in 2008.

The proposed new special scenic landscape areas have been identified in an attempt to provide appropriate planning policies and objectives for those key landscape areas that are important to the definition of the County itself. The criteria used in this selection emphasised the positive aspect of the county's landscape particularly with regard to sustainable economic and tourism development.

Because of the countywide significance of the Special Scenic landscape areas and their role in the overall strategy for the proper planning and sustainable development of the County, it is only appropriate for them to be established in the County Development Plan. However, specific local policies for particular parts of these areas can be developed in Local Area Plans if appropriate. No further change to the plan is recommended on this issue.

It is considered that the new Special Scenic Landscape Areas are considered to be a positive influence on population and employment growth. They are not intended to operate as any form of 'blanket ban' on either housing (including individual housing in rural areas) or employment development. In the new policies, the intention is to assess the impact of the development itself on the landscape to improve sustainability and enhance the tourism potential of the areas

Although the SEA of the proposed amendment published in September 08 suggests that the former scenic landscape areas from the 2003 plan should be retained until they are reviewed in the Local Area Plans, this conclusion is not considered to be the most appropriate course of action.

The former scenic landscape areas have no clear objectives that either explain the reason for their designation or explain the benefit to be derived from their protection.

The new special scenic landscape areas on the other hand offer broad protection to the most significant landscape assets in the County and so no change to this amendment is proposed.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

November 2008

MAIN REPORT

PROPOSED CHANGE NO. 7.5

ADDITIONS, DELETIONS AND AMENDMENTS TO THE RECORD OF PROTECTED STRUCTURES:

SEE PART C OF THE MAIN REPORT

PROPOSED CHANGE NO. 7.6

AMEND TEXT/OBJECTIVES REGARDING GAELTACHT AREAS

PROPOSED CHANGE

It is proposed to make a number of changes/additions to text and include a further objective in relation to the Gaeltacht:

It is proposed to restructure the existing text on the Gaeltacht combined with the introduction of additional text (highlighted in bold)

The Gaeltacht and Linguistic Heritage

Parts of the Cork County lie within the Gaeltacht. These are Cléire (Clear Island), and an area to the west of Macroom and adjoining the Kerry boundary including Baile Bhuirne (Ballyvourney) and Béal Atha an Ghaorthaidh (Ballingeary) **commonly known as the Muskerry Gaeltacht**. These areas require special treatment to protect their linguistic and cultural heritage without hindering development with an appropriate response to opportunities and challenges. The challenge is to promote these areas as a focus for development, whilst ensuring that the development, which does occur, supports or complements the linguistic and cultural heritage.

Like much of rural County Cork, the Gaeltacht area to the west of Macroom is suffering a decline in traditional employment and a loss of a significant proportion of its young people to the extent that the long term sustainability of the community is threatened. These trends also affect Cléire to an extent, though the context is rather different. The small, relatively isolated, area and population, and the island's appeal as a focus for tourism and for Irish language activities, provide a distinctive pattern of pressures and opportunities. In both areas achieving development, which provides jobs and supports local social activities, especially those that appeal to younger people, is key to a vibrant and continuing Irish speaking community.

While attention tends to focus on the Irish language aspect of the Gaeltacht, there are other aspects of its cultural heritage (including, perhaps, building traditions; settlement patterns; archaeology; music;) which merit protection and upon which the development plan could potentially have some influence.

A recent linguistic study on the Irish Gaeltachts¹ outlines that the Gaeltachtaí of Cork are contained within Category B Gaeltacht districts (where between 44%-66% of the total population are daily speakers of Irish). The study recognises that it is a recent trend in such Gaeltacht areas that the number of daily speakers of Irish is higher among the school-going age cohorts than in the adult age cohorts implying with some concern that the use of Irish has declined as a communal language in the area and its use among young people occurs predominantly in an educational context. The report also highlights that the total number of families raising children through Irish in the Gaeltacht nationally is very low and that this is especially well reflected in Category B and C Gaeltacht districts. The study also notes that the increasing influence of monolingual English speakers on Irish language-based networks poses a serious challenge to the Gaeltacht. Without the benefit of an individual and focused study, development which is owned or may be used by non-Irish speaking people, or which provides non-Irish language services or entertainment to local people, should not be discouraged. To do so

¹ Comprehensive Linguistic Study of the use of Irish in the Gaeltacht – Principle Findings and Recommendations – 2007: Research Report prepared for the Department of Community, Gaeltacht and Rural Affairs.

would exacerbate the pattern of decline seen in recent years, and hence be damaging to the sustenance of the Irish language use and culture in the locality over the medium and long term.

On the other hand, development which is unlikely to provide any substantial employment or social benefit to the local community (holiday homes, for instance), and which will also bring in non-Irish speakers who are unlikely to become active contributors to the cultural life of the local community should be resisted unless it provides compensatory benefits to the planning and sustainable development of a wider area.

A further Socio-economic and Cultural Needs Analysis report on Gaeltacht Mhuscraí prepared by the Cork Institute of Technology 2008 notes that the majority of DED's in Muskerry achieve the threshold of 44% which categorise them as category B type Gaeltachts. The figure however was very much on the lower side of the 44-66% threshold and with continuing trends evident nationally of a decline in the use of the Irish language the Category B status of the Cork Gaeltacht may be threatened.

It is evident from these studies that the linguistic fabric of the Gaeltachts in Cork are facing significant threats in terms of their long term vitality and viability. In this context, a specific and targeted focus on the direction of the sustainable development of the individual Gaeltachts in Cork is considered appropriate in order to inform land use and social policy for future Local Area and County Development Plans. It is thus timely that such an objective be included to carry out a detailed and focused study of the Cork Gaeltachtaí with a view to informing their future development. Local Area Plans will be prepared following this Development Plan. At that stage a more detailed examination of the various aspects of the cultural heritage, and the challenges and opportunities facing it, will be undertaken for the various parts of the County Cork Gaeltachtaí.

The Development Plan policy approach for the Gaeltacht areas is based on the pre-existing principles:

- The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering.
- An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas.
- Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture.
- The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them.
- An isolationist approach, or one, which puts unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long term sustenance of Irish language and culture in these areas.

It is proposed to delete the following objective:

~~*It is an objective to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by encouraging development within the Gaeltacht, which conserves, facilitates or complements the cultural heritage, including Irish language use;*~~

It is proposed to include a replacement objective:

It is an objective to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by encouraging development within the Gaeltacht, which promotes, facilitates or complements the cultural heritage, including Irish language use;

It is proposed to include the following new objective:

It is an objective during the lifetime of the plan to prepare a study on the Gaeltachts of Cork County and their hinterlands which will provide a strategic focus on the future sustainable development of these areas while ensuring the protection of their linguistic and cultural heritage as an asset for county. This study will inform future policy for the development of the Gaeltacht areas.

NOTE: THIS CHANGE REFERS TO TEXT CHANGES ONLY WITHIN THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to this proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.7

ADDITION AND DELETION OF OBJECTIVES/TEXT RELATING TO NATURAL HERITAGE

PROPOSED CHANGE

It is proposed to delete the following text from Chapter 7:

A Note on Hen Harrier Habitats

~~7.1.12 - The National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government has indicated to Cork County Council that a number of areas in Cork are important breeding and feeding grounds for the rare and protected Hen Harrier. These areas are being examined by the Department with a view to designation as Special Protection Areas for this species. Where development is proposed in these areas, appropriate assessment of the risk to the Hen Harrier, will need to be made and consultation with the Department is advised.~~

It is proposed to delete the following text from Chapter 7:

~~7.1.22 - Many areas, which do not have formal protection under legislation, have a level of natural value in terms of the plant and animal life that they support and the biodiversity that lies within them. It is important that these areas are managed well. Some such sites, like the Commoge Marsh in Kinsale are of importance in their own right and may in time be given formal protected status.~~

It is proposed to delete existing objective ENV 1-4:

~~*ENV 1-4: Public Awareness of Nature Conservation: It is an objective to raise awareness and improve practices in relation to nature conservation and natural heritage by promoting the development and implementation of codes of best practice. Such promotional work would be carried out by Cork County Council in partnership with other relevant agencies.*~~

It is proposed to include the following objective ENV 1-4:

It is an objective to promote increased understanding and awareness of the natural heritage of the county.

It is proposed to include the following objective under existing objective ENV 1-6 (Natural Heritage Sites):

It is an objective to protect the conservation value of all European sites, as defined in the Planning and Development Act 2000 (Special Areas of Conservation, Special Protection Areas or lands proposed for inclusion in such sites), notified by the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan, and to ensure that appropriate assessments are carried out where development projects are likely to have significant effects on these sites.

It is proposed to delete existing objective ENV 1-7

~~It is an objective to provide protection to all legally protected plant and animal species.~~

It is proposed to include the following objective ENV 1-7:

It is an objective to maintain the conservation value of all Natural Heritage Areas designated by, notified by, or proposed for notification by, the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan.

It is proposed to delete existing objective ENV 1-5 (Nature Conservation Species):

Nature Conservation Species

~~It is a particular objective to protect plant, animal species and habitats, which have been identified, by the Habitats Directive, Birds Directive, Wildlife Act (1976 and 2000) and the Flora Protection Order (S.I. No. 94 of 1999).~~

It is proposed to include the following objective along with EXISTING ENV 1-7 (Legally protected plant and animal species):

It is a particular objective to protect species of plants listed in the Flora Protection Order (S.I. No. 94 of 1999) and their habitats, species and the habitats of species that require strict protection under the Habitats Regulations (S.I. No. 94 of 1997, 233 of 1998 and 378 of 2005), and animal and bird species and their habitats protected under the Wildlife Acts 1976-2000.

It is proposed to include the following objective along with existing ENV 1-8 (Features of natural interest):

It is an objective to encourage biodiversity protection, including the management of features of the landscape, which are of major importance for wild flora and fauna.

It is proposed to include the following text after existing objective ENV1-8:

In order to fulfil obligations under the legislation described above, the Local Authority will continue to do the following:

- **Assess all proposed developments which are likely to impact (directly or through indirect cumulative impact) on designated natural heritage sites or sites proposed for designation and protected species in accordance with the relevant legislation;**
- **Require that an appropriate level of environmental assessment is prepared to an acceptable standard in respect of any proposed plan or project likely to have an impact on these sites or protected species;**
- **Consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments or other activities which are likely to affect these sites or protected species;**
- **Only grant permission or licenses for developments or other activities within these sites or likely to affect these sites or species, in accordance with the relevant legislation;**

Co-operate with statutory authorities and others in support of measures taken to manage designated nature conservation sites and protected species in order to achieve their conservation In relation to this policy area, work is required to identify important elements of the ecological network. This work has commenced under the Ecological dataset/ County Habitat Mapping Project, an action of the County Heritage Plan and the County Biodiversity Plan.

- **objectives;**
- **Provide guidance to developers in relation to proposed developments which are likely to affect designated and proposed natural heritage sites or protected species.**

It is proposed to include the following text after existing objective ENV 1-8:

In relation to this objective the Local Authority will do the following:

- **complete the Habitat Mapping Project thereby generating the necessary information to enable planning for future development in a sensitive manner protecting key features of the county's ecological network.**
- **Assess new development proposals to ensure that they have a minimal negative impact on the surrounding landscape and habitats.**

- **Co-operate with statutory authorities and others in support of measures taken to protect and enhance key features of the landscape;**
- **Provide guidance to developers in relation to the protection of the natural environment when planning new development.**

It is proposed to delete former paragraph 7.1.23:

~~7.1.23 In relation to this policy area, work is required to identify important elements of the ecological network. This work has commenced under the County Habitat Mapping Project, an action of the County Heritage Plan and the County Biodiversity Plan.~~

It is proposed to include the following text after ENV 1-8

NOTE: THIS CHANGE REFERS TO TEXT CHANGES ONLY WITHIN THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2042	2030	2697					

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change. However, a submission received relating to the SEA raises issues in relation to impact of new development on habitats of natural value.

Consider the addition of enhanced wording to objective 1-8 to address issue of concern-‘It is an objective to maintain and enhance these features including hedgerows...’

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

The appropriate Assessment procedure has identified the following minor change to objective ENV 1-6 in the interest of providing greater clarity.

“ENV 1-6 (Natural heritage sites) It is an objective to protect the conservation value of all European sites, as defined in the Planning and Development Act 2000 (Special Areas of Conservation, Special Protection Areas or lands proposed for inclusion in such sites), notified by the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan, and to ensure that appropriate assessments are carried out where **plans or** development projects are likely to have significant effects on these sites.

Assess all proposed developments which are likely to impact (directly or through indirect or cumulative impact) on designated natural heritage sites **or** sites proposed for designation and protected species in accordance with the relevant legislation;

Require that an **adequate** level of environmental assessment is prepared to an acceptable standard in respect of any proposed plan or project likely to have an impact on these sites or protected species”

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- *opposition to the deletion of paragraph 7.1.12 relating to Hen Harriers,*
- *opposition to the deletion of paragraph 7.1.22,*
- *support for revised objective relating to NHAs,*
- *additional wording suggested in relation to Habitat Mapping Project,*
- *suggested revised wording as a result of submission on the SEA,*
- *issue raised by the Appropriate Assessment*

The deletion of paragraph 7.1.12 relating to Hen Harriers is recommended because this habitat has been designated as a proposed SPA since the 2003 Plan and therefore is protected under the Habitat Directive. The paragraph no longer serves a purpose within the plan.

The deletion of paragraph 7.1.22 is also recommended because, following the introduction of other objectives in the plan, it no longer serves its original purpose.

The habitat-mapping project is addressed in the Heritage Plan and no further change to this plan is recommended on that issue.

It is considered that the proposed change would benefit from the relatively minor revisions suggested by the SEA and Appropriate Assessment procedures.

RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:****Amend text as follows:**

ENV 1-6 (Natural Heritage Sites) It is an objective to protect the conservation value of all European sites, as defined in the Planning and Development Act 2000 (Special Areas of Conservation, Special Protection Areas or lands proposed for inclusion in such sites), notified by the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan, and to ensure that appropriate assessments are carried out where development **plans or** projects are likely to have significant effects on these sites.

Assess all proposed developments which are likely to impact (directly or through indirect or cumulative impact) on designated natural heritage sites **or** sites proposed for designation and protected species in accordance with the relevant legislation;

Require that an **adequate** level of environmental assessment is prepared to an acceptable standard in respect of any proposed plan or project likely to have an impact on these sites or protected species;

And

Amend ENV 1-8 as follows:

a) It is an objective to minimise the impact of new development on habitats of natural value that are key features of the County's ecological network.

b) It is an objective to maintain and enhance these features including hedgerows, woodlands, treelines, and veteran trees, grasslands, rivers, streams, lakes and other wetlands, coastal and upland habitats.

c) It is an objective to encourage biodiversity protection, including the management of features of the landscape which are of major importance for wild flora and fauna.

PROPOSED CHANGE NO. 7.8**INCLUSION OF NEW AND REVISED ARCHITECTURAL CONSERVATION AREAS****PROPOSED CHANGE**

It is proposed to include the following Architectural Conservation Areas at Glenville and Charleville and to extend the ACA at Mitchelstown as per table and maps

Location	Proposed Changes:
Mitchelstown	Extend existing Architectural Conservation Area and include new separate area as ACA (Home Rule Terrace) Text: Include text change to table 2.1 in Volume 2 of Plan which agglomerates Mitchelstown as one ACA and includes additional ACA zone (Home Rule terrace) Map: Widen Mitchelstown (ACA) on map to amalgamate the existing 3 ACAs (Volume 3 of Plan) and include new separate ACA (Home Rule Terrace)
Glenville	Proposed new Architectural Conservation Area. Text: Include additional ACA in table 2.1 in Volume 2 of Plan. Map: Include new Glenville (ACA) map (Volume 3 of Plan)
Charleville	Proposed new Architectural Conservation Area. Text: Include additional ACA in Charleville with appropriate ACA boundary titles in table 2.1 in Volume 2 of Plan. Map: Include new Charleville (ACA) map showing the new boundaries of the ACA's (Volume 3 of Plan)

It is proposed to amend table 2.1 in Volume 2, Chapter 2 (Architectural Conservation Areas) of the Draft Plan to reflect changes to the maps and the ACAs generally.

NOTE: THIS CHANGE REFERS TO TEXT AND MAPS OF THE PLAN.

RELEVANT SUBMISSIONS RECEIVED

2678	2159	2188	2189	2190	2186	2187	2078
2185	2201	2168	2515	2327	2439	2271	2272
2270	2274	2275	2276	2277	2278	2279	2280
2281	2282	2182	2284	2285	2286	2287	2288

2289	2290	2291	2292	2293	2223	2224	2225
2226	2227	2228	2229	2230	2231	2232	2233
2234	2235	2236	2237	2238	2239	2240	2241
2242	2243	2244	2245	2246	2247	2248	2249
2250	2251	2252	2253	2254	2255	2256	2257
2258	2259	2260	2261	2262	2263	2264	2265
2266	2267	2268	2269	2183	2184	2192	

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- *Proposals to reduce the ACA at Mitchelstown by removing the Mart site and Home Rule Terrace*
- *Proposals for the extension of the ACA at Mitchelstown*

In relation to Home Rule Terrace

The submissions seek to remove all or part of Home Rule Terrace from the ACA. This terrace of buildings forms a significant architectural composition located just outside of the core of the town. Their name indicates their historical link. They are included in the ACA because of this historic link and to preserve the unique architectural ensemble that these buildings provide to the streetscape and no further change to the plan is recommended.

In relation to the proposed extension to Mitchelstown ACA

Mitchelstown was specifically planned town in the 18th Century, which consists of a central spine (current George Street) with a number of 'horizontal' streets running from the central spine. Obviously this section of the town contains a large number of buildings of various architectural styles, the combination of which is unique to Mitchelstown.

The original Architectural Conservation Area was identified in the 2003 Development Plan and covered only a part of this unique historic core. So that the full historic character of the town can be retained for future generations and to maximise the town's attractiveness to visitors, the proposed change to the plan sought to extend this. The submission seeks a further extension and that would not be appropriated at this late stage in the making of the development plan. No further change is recommended

In relation to the removal of the Mart Site

The Cork Mart site, which is located on Georges Street was included due to its location. While the current building is not of significant architectural merit, the site, particularly its frontage to George's Street, is of value to the integrity of the of the Architectural Conservation Area, linking several other key areas together, and itself being a key element in the concept of the planned town which lies at the heart of the character of this Architectural Conservation Area. These linked elements near the Mart Site include the old Mitchelstown Castle Demesne Wall and several significant historic buildings adjacent and opposite. This area is close to the heart of the town centre in Mitchelstown, and the ACA designation is not intended to prevent its' redevelopment or regeneration so that it can remain a vibrant area in the future. The proposed ACA designation is intended to assist in the retention of the character of this unique area in the future.

No change is recommended to the proposed amendment.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.9

ADDITIONAL OBJECTIVES RELATING TO ARCHITECTURAL CONSERVATION AREAS:

PROPOSED CHANGE

It is proposed to include the following additional objectives in relation to Architectural Conservation Areas:

New build, in-fill developments and extensions

It is an objective to ensure that all new development located within or adjacent to designated Architectural Conservation Areas will respect the established historical and architectural character of that area and will contribute positively to the existing built environment in terms of design, scale, setting and material specifications. This will be achieved by promoting a contemporary design of high architectural quality within Architectural Conservation Areas. The special character of Architectural Conservation Areas will be maintained through the protection of structures from demolition, non-sympathetic alterations and the securing of appropriate in-fill developments.

Alterations, Developments and Demolitions

It is an objective to protect all buildings, structures, groups of structures, sites, landscapes, and all features that are considered to be intrinsic elements to the special character of Architectural Conservation Areas. This will be achieved by promoting the sensitive and appropriate reuse and rehabilitation of buildings and sites located within Architectural Conservation Areas and by prohibiting alterations, development or demolition of structures and features that contribute to the character of the Architectural Conservation Area or any relevant protected structure or monument included in the Record of Monuments and Places.

Council Objectives:

It is an objective of Cork County Council to undertake a detailed survey and appraisal of all Architectural Conservation Areas designated under the Development Plan. A set of both general and site specific policies, objectives and guidelines will then be formulated for each Architectural Conservation Area. These measures will be adopted as a means of ensuring the continued preservation, protection and enhancement of the special character of our Architectural Conservation Areas.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to this proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.10

ADDITION AND DELETION OF OBJECTIVES/TEXT RELATING TO ARCHAEOLOGICAL HERITAGE

PROPOSED CHANGE

It is proposed to include the following text after existing paragraph 7.2.20:

It will, within the lifetime of this plan, be the policy of the Council to seek, in consultation with the Heritage Unit of Minister of the Environment Heritage and Local Government, to designate historical/archaeological landscapes as part of an ongoing appraisal of the county.

It is proposed to delete existing paragraph 7.3.1:

~~Archaeology is an irreplaceable link, which we have with our past. Only a proportion of the material remains of past societies have survived. Many sites have disappeared from the landscape while others survive beneath the current ground surface. This part of our national heritage provides precious knowledge about our history. Archaeological sites and monuments vary greatly in form and date, and include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), medieval buildings, urban archaeological deposits and underwater sites such as wrecks.~~

And replace with:

Archaeology is an irreplaceable link, which we have with our past. Only a proportion of the material remains of past societies have survived. Many sites have disappeared from the landscape while others survive beneath the current ground surface or have been remodelled within more modern buildings. This part of our national heritage, both monuments and artefacts, provides precious knowledge about our history. There are over 1600 Archaeological sites and monuments in County Cork and they vary greatly in form and date, starting from the Mesolithic period over 9000 years ago. These sites include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), Early Christian ecclesiastical settlements, churches and graveyards, medieval buildings, castles, urban archaeological deposits, industrial archaeology sites and underwater sites such as wrecks.

It is proposed to delete the following text within existing paragraph 7.3.2:

~~In Ireland, archaeological sites are legally protected from unauthorised damage or interference through powers and functions under the National Monuments Act, the National Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) was created in 1994 as an amendment of the National Monuments Act.~~

And replace with:

In Ireland, archaeological sites are legally protected from unauthorised damage or interference through powers and functions under the National Monuments Acts 1930-2004, International Conventions ratified by Ireland, the National Cultural Institutions Act 1997 and the Planning Acts. The National Monuments (Amendment) Act 1994 made provision for the compilation of all known monuments in the County - The Record of Monuments and Places (RMP). The Record of Monuments and Places consists of a set of constraint maps, and accompanying manual, on which all the archaeological sites in the county known to the Minister in 1994 were marked. All the sites marked on the RMP constraint maps are protected under section 12 of the National Monuments (Amendment) Act 1994. The RMP is available for consultation in all county libraries.

A number of monuments are further protected by being in the ownership or guardianship of the state or the subject of temporary preservation orders (National Monuments) and registration orders, as informed by the Department of the Environment. Those monuments that are National Monuments in State ownership or guardianship and monuments subject to Preservation Orders and direct impact on national monuments in State or Local Authority care or subject to a preservation order will require the consent of the Minister for the Environment, Heritage and Local Government under section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Monuments and Places are also Protected Structures (and is set out in Volume 2 of this Plan), and are within the ambit of protection under the provisions of the National Monuments Acts 1930-2004.

Within the Record of Monuments and Places a number of areas have been designated as Zones of Archaeological Potential. The towns of Bandon, Buttevant, Castlmartyr, Clonakilty, Cloyne, Cobh, Fermoy, Glanworth, Inishannon, Kinsale, Lisscarroll, Macroom, Mallow, Midleton, Rosscarbery, Skibbereen and Youghal have been designated as Zones of Archaeological Potential.

Development that does not compromise sub surface archaeological remains in these towns will be encouraged. This is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of the exiting structures without the need for new foundations.

It is proposed to include the following text (bold) within existing paragraph 7.3.3:

Various types of development can have **visual or physical impacts** on archaeological heritage. It is important that this heritage be protected, in particular during a time of increasing development arising from our economic success. Previously unidentified archaeological sites may be uncovered during construction works including drainage schemes or road making. Archaeological deposits, which may be damaged by the development must be investigated and recorded in great detail.

It is proposed to include the following text (bold) within existing paragraph 7.3.4:

Occasionally archaeological excavation may be inappropriate, the archaeology may be preserved in-situ and the development proposals are consequently altered. Cork County Council has its own archaeological expertise to advise on any matters relating to archaeological heritage. The Council will also have regard to recommendations of the Cork Historic Monuments Advisory Committee **and the Department of the Environment, Heritage and Local Government.**

It is proposed to include the following text (bold) within existing paragraph 7.3.5:

The Council has an important role to play in promoting initiatives aimed at raising awareness of archaeological heritage and to facilitate access to National Monuments in State and Local Authority ownership.

It is proposed to include the following additional text after existing paragraph 7.3.5:

It is a requirement that a proposed development (due to location, size or nature) which may have archaeological implications for archaeological heritage to be subject to an Archaeological Assessment. This includes areas close to archaeological monuments, extensive in area (half ha or more) or length (1km or more) and development that require Environmental Impact Statement.

It is proposed to include the following text (bold) with existing objective ENV 2-9

It is an objective to ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting **and historic character** of these settlements.

It is proposed to include the following objective under existing Development Plan Objectives: Archaeology:

It is an objective of the Council to develop and maintain an integrated database system for all relevant information pertinent to the archaeological and built heritage of the County

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2030						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- general support for the proposed change*
- suggestions made for additional wording to the proposed change.*

It is considered that the existing text and objectives already incorporate the issues that are raised where relevant and it is recommended to accept the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.11

ADDITIONAL TEXT AND OBJECTIVES RELATING TO AIR QUALITY:

PROPOSED CHANGE

It is proposed to add the following text and objective to section 7.6: 'Environmental Quality':

Air quality is generally good in County Cork as due to its location in an area with a relatively mild climate it has an almost continuous movement of clean air. However it is evident that due to the significant increase of vehicles on the public roads, the biggest threat now facing air quality is emissions from road traffic.

Air quality monitoring and assessments are undertaken in only 2 locations within the administrative area of Cork County Council (Glashaboy and Cork Harbour at Passage West) therefore consideration should be given to the further provision of air quality monitoring infrastructure in County Cork. In particular, consideration should be given to monitoring air quality in major industrial areas such as Ringaskiddy or in areas of an existing or proposed high population e.g. along the existing and proposed Rail corridor, the Mallow SLAP area.

Objective

Within the lifetime of this plan, Cork County Council will consider the further provision of air quality monitoring infrastructure in areas containing large commercial and industrial developments and in areas of high population. Cork County Council will monitor air quality and air quality trends in accordance with EU policy directives and take appropriate action where required.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to this proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 7.12

ADDITIONAL TEXT AND OBJECTIVES RELATING TO APPROPRIATE ASSESSMENT:

PROPOSED CHANGE

It is proposed to include the following text and objective to section 7.1 'Heritage':

Circular Letter SEA 1/08 & NPWS 1/08 from the Department of Environment, Heritage and Local Government states that there is a need for a more robust and thorough application by all consent authorities, including planning authorities, of the requirement to do an appropriate assessment of the ecological implications of any plan or project, whether within or outside a designated site, which does not directly relate to the management of the site but may impact upon its conservation objectives.

The circular states that any draft land use plan (development plans, local area plans) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites [normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)]. As the forthcoming Local Area Plan process will include land use issues it is envisaged that a number of appropriate assessments will have to be carried out.

An appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of approving the plan, considered with any current or proposed activities, developments or policies impacting on the site. The potential impacts of policies outside Natura 2000 sites but potentially impacting upon them (known as 'ex situ' impacts) must also be included in the assessment.

Objective:

Cork County Council shall carry out screening for possible impacts of any draft land use plan or amendment/variation to any such plan for any potential ecological impact on areas designated as Natura 2000 sites (i.e. SACs or SPAs) and appropriate assessments of the potential impacts of the plan on the conservation objectives of any Natura site.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2030						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

Recommendation to include some additional text arising as a result of appropriate assessment (transitional measures) of the County Development Plan.

Modify the objective as follows:

Cork County Council shall carry out screening for possible impacts of any draft land use plan or amendment/variation to any such plan for any potential ecological impact on areas designated **or proposed for inclusion as European Sites and shall make a determination with respect for the requirement for appropriate assessment, where necessary** of the potential impacts of the plan on the conservation objectives of any **European site**.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- the proposed change is supported*
- additional wording is suggested in relation to the proposed amendment,*
- the issues raised by the Appropriate Assessment which proposes amending the objective.*

It is considered that the proposed amendment be modified in accordance with that suggested by the Appropriate Assessment.

RECOMMENDATION:***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

Cork County Council shall carry out screening for possible impacts of any draft land use plan or amendment/variation to any such plan for any potential ecological impact on areas designated **or proposed for inclusion as European Sites and shall make a determination with respect for the requirement for appropriate assessment, where necessary** of the potential impacts of the plan on the conservation objectives of any **European site**.

PROPOSED CHANGE NO. 7.13

ADDITIONAL OBJECTIVE, DELETION OF AND ADDITION TO TEXT RELATING TO HISTORIC CHARACTER ASSESSMENT:

PROPOSED CHANGE

It is proposed to delete the following text from section 7.2 'Landscape':

~~Historic Character Assessment~~

~~Cork County has a rich and varied history much of which remains evident in the landscape of today. The evaluation of the Historic Character Assessment of Cork County has not been carried out to date. However, the historical elements of the County have been accounted for as part of the evaluation of the Landscape Character Types, and, it is envisaged that a historic characterisation may be carried out for Cork County.~~

It is proposed to include the following text and objective to section 7.2 'Landscape':

Historic Character Assessment

Cork County has a rich and varied history much of which remains evident in the landscape of today. The evaluation of the Historic Character Assessment of Cork County has not been carried out to date. However, the historical elements of the County have been accounted for as part of the evaluation of the Landscape Character Types, and, it is envisaged that a historic characterisation may be carried out for Cork County.

Cork County has a rich and varied history much of which remains evident in the landscape of today. The evaluation of the Historic Character Assessment of Cork County has not been carried out to date. Therefore while some of the historical elements of the County have been accounted for as part of the evaluation of the Landscape Character Types, it is considered that a more detailed assessment should be carried out within the lifetime of this Plan. This assessment could identify archaeological landscapes within the County and this in turn would inform the SEA process as currently this information is generally not collated in a coherent manner.

A Historic Character Assessment of Cork County would identify opportunities for cultural tourism potential, especially in more remote rural areas, as it can recognise the striking characteristics of archaeological and historic landscapes, which will then provide agencies such as Fáilte Ireland with significant baseline data. In this way Historic Character Assessment will be a useful tool in rural regeneration.

Objective

Cork County Council shall carry out a Historic Character Assessment and designate Archaeological Landscapes, in consultation with the Heritage Unit of Minister of the Environment heritage and Local Government, in order to provide an historic landscape context to individual sites and monuments and also to combine the Landscape Strategy with a historic assessment.

NOTE: THIS CHANGE REFERS TO TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2042	2030						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

- the support of the proposed amendment,*
- additional and deletion of wording suggested in relation to the proposed amendment.*

It is considered that the existing text and objectives already incorporate the issues that are raised where relevant and it is recommended to accept the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Please see Volume 2 section (to the rear of this document) for Proposed Change 7.14

Chapter 8: Housing and Community Facilities

PROPOSED CHANGE NO. 8.1

AMENDMENTS AND ADDITIONAL TEXT REGARDING DENSITY

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to delete paragraph 8.3.2 of the Draft Plan and to include additional text (highlighted in bold) as follows:

~~The Government issued guidance to Planning Authorities in 1999 through the document 'Residential Density: Guidelines for Planning Authorities'. The guidelines encourage increased densities for future housing development in a broad range of locations, particularly in town centres and close to existing or proposed public transport corridors. These guidelines are presently being reviewed and any future standards and recommendations will be taken account of in the formulation of the final County Development Plan.~~

The Government issued guidance to Planning Authorities in 2008 through the document 'Sustainable Residential Development in Urban Areas' (consultation draft) and the Urban Design Manual. These documents replace the 'Residential Density Guidelines for Planning Authorities' issued in 1999 and incorporate much of its substantive policy content. Building on experience of building at higher densities since 1999 the new guidance clarifies aspects of the previous guidelines.

Government guidelines include recommendations regarding appropriate densities for various types of locations in both cities and larger towns and small towns and villages. For cities and larger towns the guidelines recommend that increased densities on residentially zoned lands should be encouraged and particularly in the following locations: city and town centres (no upper density limit subject to a number of safeguards such as acceptable amenity and design standards), brownfield sites within these centres, public transport corridors (further clarification is provided on appropriate densities within certain distances of public transport nodes), inner suburban/infill, institutional lands, and outer suburban/greenfield sites.

For small towns and villages (defined in the guidelines as those with a population ranging from 400-5000 persons) the guidelines state that development must strike a balance between meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. Location, site selection, layout and design considerations are highlighted and density standards are applied to centrally located sites, edge of centre sites and edge of small town/village.

The detailed zoning maps for all the settlements are contained within the Local Area Plans and Special Local Area Plans and it is considered that the appropriate time to review the specific density policies and objectives for the settlements is at local area plan review stage. In the interim period, while due regard will be given to the provisions of the Guidelines and the Urban Design Manual, the density provisions of the Local Area Plans and this Plan, as outlined in objective HOU 3-1 will continue to apply.

2) It is proposed to make a change to the draft plan to delete paragraph 8.3.3 and to amend paragraphs 8.3.4 and 8.3.5 of the Draft Plan to include additional text (highlighted in bold) as follows:

~~At present, the Government's advice does not include a prescriptive list of densities to be applied in particular circumstances but, instead, for sites larger than 0.5 hectares, it makes the following recommendations:~~

- ~~• Densities less than 20 dwellings (net) per hectare should be discouraged;~~
- ~~• There should be a general encouragement of densities in the range 35 – 50 dwellings (net) per hectare, with no upper limit, in principle, on town and city centre sites;~~
- ~~• Sites close to existing or proposed public transport corridors should be considered for development in excess of 50 dwellings (net) per hectare (on 'green field' lands – Local or Action Area Plans should set targets for increased density yields).~~

As in the previous guidelines, in certain exceptional cases, limited areas of lower density may be considered **on serviced land within the environs of smaller towns and villages 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 or cycling distance.** ~~This would apply where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or on serviced land in villages as an alternative to the provision of one off rural housing.~~

Throughout the ~~Residential Density Guidelines~~ **and the Urban Design Manual**, the ~~Government places~~ **particular emphasis is placed** on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved. To **further** assist with this, the County Council is in the process of producing a design guide for residential estate development. ~~This document is currently at its final draft stage and any future standards and recommendations will be taken account of in the formulation of the final County Development plan.~~ The detailed policy and objectives relating to public and private open space provision in residential developments is outlined in the Open Space and Recreation section later in this chapter.

3) It is proposed to make a change to the draft plan to amend objective HOU 3-1 (b) by including additional text (highlighted in bold) as follows:

Development Plan Objectives: Housing Density				
HOU 3-1	(a)It is an objective, to encourage a steady increase in the density of new housing development so that average densities will be generally in accordance with Government advice, by the end of the plan period, (b)In order to achieve this, new housing development will be in accordance with the net densities set out in the following table.			
Specific Zoning Objective Density	Main Settlements	Comments	Villages and Other Settlements	Comments
High restricted to	> 50 Ha	Town Centre and Public Transport nodes	> 25 Ha	Normally Village centre and street frontage
Medium	20-50 Ha	< 35 Units per ha discouraged	12-25 Ha	Specific density dependant on issues such as, layout and servicing arrangements
Low	8-12 Ha	> 5 and up to 20 maybe accepted in certain circumstances where sewer provided.	5-12 Ha	Subject to satisfactory servicing arrangements
		< 5/Ha not accepted		
Very Low	< 5 Ha		< 5 Ha	

4) It is proposed to make a change to the draft plan to amend paragraph 8.3.7 as follows:

The target densities set out in the plan (~~and in the Residential Density Guidelines~~) can only be achieved on a site by site basis if certain high standards of design and layout are addressed. Designers and developers have a responsibility to seek to achieve these standards and new, more appropriate approaches to design and layout for residential areas will be required. The Council's forthcoming design guide for residential estate development will assist in this change of approach.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no new planning issues in relation to the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.2

AMENDMENTS TO NEW HOUSING FIGURES ARISING FROM CASP UPDATE

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to amend paragraph 8.4.5. as follows:

Table 8.1 sets out the spatial distribution of new households that will be required to meet the needs of the target population of the County in 2020. The overall quantum of new houses required in the County is ~~84,257~~ **87,844** between 2006 and 2020. This is equivalent to an average annual construction rate of ~~5,804~~ **6,275**.

2) It is proposed to make a change to the draft plan to amend table 8.1 to include new figures (highlighted in bold) as follows:

Table 8.1 Cork City & County New Housing By Strategic Area 2006 2020		
Strategic Planning Area	Est. New HOUSING Units 2002-2006	2020 Target
County Metropolitan	11,002	50,447
CASP Ring	7,231	19,158
North	1,968	8,189
West	2,407	10,050
Total Cork County	22,608	87,844
Annual Average Construction Rate	5,652	6,275

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2522							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issue raised by the submission is whether the inclusion of changes arising from the CASP review at the Amendment Stage rather than at the Draft Stage of the Development Plan process is democratically deficient.

The CASP Review followed a public consultation process whereby interested parties had an opportunity to make submissions to the review.

The Draft Development Plan, with reference to CASP figures, stated that updated figures based on the most recent population targets would be included when the updating of CASP is complete, at the amendment stage of the plan.

The proposed amendment has also been the subject of public consultation in accordance with the requirements of the Planning and Development Acts.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.3

ADDITIONAL TEXT ARISING FROM THE HOUSING STRATEGY REVIEW

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to include the following additional text (highlighted in bold) after table 8.1 as follows:

Joint Housing Strategy Stakeholders' Forum

Those with an interest in future housing requirements are represented by diverse groups. The review of the Housing Strategy identified a need for a forum at which these groups would be represented. The following objective reflects the agreement made during the review of the Housing Strategy that the Cork Local Authorities will set up a Joint Housing Strategy Stakeholders' Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

Development Plan Objectives: Joint Housing Strategy Stakeholders Forum	
HOU 4-1	Cork County Council, in conjunction with the other local authorities represented in the Joint Housing Strategy, will set up a Joint Housing Strategy Stakeholders' Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

2) It is proposed to make a change to the draft plan to amend paragraphs 8.6.3 and 8.6.4 as follows:

The Draft Housing Strategy concludes that ~~48.5%~~ **45.3%** (based upon a 25 year loan term) of new households across the County as a whole, will experience difficulties in buying a home on the open market. Therefore, an essential aspect of the strategy is to ensure adequate provision for households that cannot gain access to housing on the open market.

To meet this need the strategy states that the local authorities in Cork will exercise their powers under Part V of the Planning & Development Act 2000 and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing. This will increase the supply of this type of housing to ~~4,045~~ **1332** units per year in Cork County.

3) It is proposed to make a change to the draft plan to delete parts of paragraphs 8.6.6 and 8.6.7 of the draft plan and to add new text (highlighted in bold) to paragraph 8.6.6 as follows:

The study carried out for the strategy contains an analysis of the need for social and affordable housing in each of the different housing market areas in the County. ~~It~~

~~essence, the evidence suggests that the demand for social housing will be predominantly in the Metropolitan Housing Market Areas whilst~~ The number of households falling below the affordability threshold is relatively ~~more~~ evenly spread around the County as a whole. The portion of reserved land allocated to either social or affordable housing will be in accordance with the Joint Housing Strategy for the County. **Within the County area generally, 50% of the reserved land will be allocated to social housing and 50% of the reserved land will be allocated to affordable housing. This is subject to certain exceptions as outlined in the Housing Strategy.**

~~Where appropriate, future Local Area Plans or individual zoning objectives may provide specific guidance on the proportion of reserved land required.~~The following objective specifically implements these proposals in the development plan:

(no change proposed to wording of objective HOU 6-1)

4) It is proposed to make a change to the draft plan to include the following additional text (highlighted in bold) after objective HOU 6-1 as follows:

Demand and Supply Management

The Housing Strategy highlighted the issue of limited availability of land for housing within the Cork City Council boundary and some of the town council boundaries. Arising from this the Housing Strategy identified a need to develop mechanisms to establish a joint approach to demand and supply management of social and affordable housing in the Metropolitan housing market areas.

In seeking to ensure an appropriate balance is maintained between the different housing tenures within communities the Cork Local Authorities are to establish a consultative group to discuss the issues arising in meeting future social housing demand and to agree a coordinated approach to the delivery of social housing units.

5) It is proposed to make a change to the draft plan to delete paragraph 8.6.8 as follows:

~~Important note in relation to social and affordable housing~~

~~The Planning and Development (Amendment) Act 2002, which was passed by the Oireachtas after the Housing Strategy was adopted, makes certain changes to the way in which the social and affordable housing requirements of different development proposals may be achieved. The policies of this plan (and the Housing Strategy), particularly in relation to implementation, should of course be read in the context of these modified legislative provisions.~~

6) It is proposed to make a change to the draft plan to amend objective HOU 8-2 by deleting existing text and adding new text (highlighted in bold) as follows:

Development Plan Objectives: Change of use of Student Accommodation	
HOU 8-2	<p>It is an objective to attach a condition to all permissions for student accommodation, which requires that change of use from student accommodation to any other type of accommodation shall require planning permission. In general such applications for change of use shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in</p>

Development Plan Objectives: Change of use of Student Accommodation	
	<p>the County.</p> <p>It is an objective of this plan that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an overprovision of student accommodation exists in the County. Where such applications are given favourable consideration, obligations under Part V of the Planning Act 2000 (as amended) will apply.</p>

7) It is proposed to make a change to the draft plan to include the following additional text (highlighted in bold) after paragraph 8.8.13 (People with Disabilities):

Support is needed for the concept of independent living for people with a disability. When designing adapted housing units consideration should be given to the fact that some people require live in care.

Where a specific special housing need is identified within an area, meeting this need should be considered during the preplanning negotiation involving reserved land under Part V so that the need can be provided for during the design stage of the development. Meeting the special housing needs of this group should be considered in preparation of the Statement of Housing Mix, required under objective HOU 7-1.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2522	2521						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The reason for the proposed change is to incorporate in the Development Plan some of the key issues of and changes to the Draft Joint Housing Strategy.

The relevant planning issue raised by one of the submissions is that the inclusion of matters concerning the Housing Strategy at the Amendment Stage rather than at the Draft Stage of the Development Plan process is democratically deficient.

The Joint Housing Strategy Review followed a robust consultation process in tandem with the consultation on the Draft Development Plan, which resulted in changes to the Draft Strategy, as a result of an analysis of submissions received on foot of that consultation. The submissions to the draft Joint Housing Strategy were received after the Draft Plan was prepared therefore any subsequent changes to the strategy could only be incorporated into the Plan at the amendment stage.

Consultation on the proposed amendment has been compliant with the requirements of the Planning and Development Acts.

The other submission raises the issue of the appropriateness of the proposal that generally 50% of reserved land under Part V of the Planning Acts will be allocated to social housing and 50% of the reserved land will be allocated to affordable housing (subject to certain exceptions), and it seeks a reversion to the 25% social, 75% affordable split on reserved lands contained in the 2001 Housing Strategy.

The submission supports this request by outlining a belief that the Draft Joint Housing Strategy overestimated demand for social housing due to factors including the following:

- a) poor take up of social housing*
- b) introduction by Government of new Home Loan Scheme since estimation carried out.*
- c) possibility of increasing affordable housing demand using a number of measures including marketing and cross subsidisation.*
- d) mortgage term used in carrying out estimation.*

The submission also outlines that there is more of a financial advantage to Local Authorities to provide affordable housing.

The key issues for consideration raised by this submission are whether the estimation of social housing demand is realistic and whether efforts to promote take up of affordable housing would result in a lower demand for social housing.

The approach taken to calculating the likely social housing demand complies with DoEHLG guidance in using a 25 year mortgage term. A 5% interest rate was considered to be most typical for the period of the Strategy. Both of these seem to be reasonable assumptions on which to base the estimation of social housing need to 2020.

In estimating social housing demand those households deemed in need of social housing were those who would be unable to purchase an affordable house at a price varying across housing market areas from a 15% to 30% reduction on an 'entry level' price ('entry level' price being 10% lower than average market price in each housing market area). These households would still be deemed unable to purchase an affordable home even if the quantity of affordable homes available were to increase. Cross subsidisation, suggested by the submission to make housing more affordable, is a measure that is already in use.

The financial advantage to Local Authorities in providing affordable housing suggested by the submission would not change the reality that a significant number of households will be unable to purchase affordable housing and will require social housing.

The Draft Joint Housing Strategy recognises the need to increase the take up of affordable housing and this is reflected in its policies and actions. However as the social and affordable housing demand is estimated based on house prices and income analysis rather than supply or uptake of supply this will not impact on the numbers of households deemed to require either social or affordable housing.

It is not clear how the new Government Home Loan Scheme, where up to 92% of the market value of the property purchase is available as a loan, could impact on either social or affordable housing demand as implied by the submission as it is designed to provide access to credit for first time buyers who can afford to purchase on the open market.

It is considered that a realistic estimation of social and affordable housing demand was made in the Draft Joint Housing Strategy. The estimation that 45.3% of all new households will require social or affordable housing, and that 51% and 49% of these will require social and affordable housing respectively, strongly suggests that the most effective way to meet this demand is to apply a split of 50:50 between social and affordable housing on reserved land.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.4

ADDITIONAL SECTION ENTITLED DEVELOPING SUSTAINABLE RESIDENTIAL COMMUNITIES.

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to rename section 8.7 as follows:

8.7 ~~House Types~~ **Developing Sustainable Residential Communities .**

2) It is proposed to make a change to the draft plan to include the following paragraphs and objectives (highlighted in bold) before paragraph 8.7.1.

It is recognised that the creation of sustainable communities requires more than the provision of housing. While the overall quality of the housing environment is critical, sustainability must also extend beyond the physical environment to embrace the concept of stable, integrated communities and issues such as the timely provision of community infrastructure and less tangible issues such as peoples perception of what constitutes an attractive and secure environment. The Draft Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG in February 2008, identify sustainable neighbourhoods as areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure combine to create places people want to live in. In planning for future development through the Local Area Plan process and in assessing future development proposals the Council will seek to implement and promote the series of aims, outlined in the Guidelines, which seek to create high quality places which :

- **Prioritise walking, cycling and public transport, and minimise the need to use cars;**
- **Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;**
- **Provide a good range of community and support facilities, where and when they are needed;**
- **Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm;**
- **Are easy to access and to find one's way around;**
- **Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;**
- **Provide a mix of land uses to minimise transport demand;**
- **Promote social integration and provide accommodation for a diverse range of household types and age groups; and**
- **Enhance and protect the built and natural heritage.**

Details of the scale, location and nature of development, including residential development, is set out in the Local Area Plans and Special Local Area Plans. Guided by the provisions of Chapter 3 and 9 of this plan, future reviews of these plans will have regard to all the provisions of the Guidelines and the Urban Design Manual.

Development Plan Objectives: Sustainable Residential Communities	
HOU 8-X	(a) It is an objective of this plan to ensure that all new development within the County supports the achievement of sustainable residential communities. The Council will have regard to the provisions of the Draft Guidelines on Sustainable Residential

Development Plan Objectives: Sustainable Residential Communities	
	<p>Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.</p> <p>(b) It is an objective of this plan to promote development which prioritises and facilitates walking, cycling and public transport use, both within individual developments and in the wider context of linking developments together and providing connections to the wider area, existing facilities and public transport nodes such as bus and rail stops.</p> <p>(c) It is an objective of this plan to ensure that footpaths are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation of the development.</p>

Urban Design

In accordance with National, Regional and Local policies the majority of future population growth will need to be accommodated in urban areas. It is critical that Metropolitan Cork, Mallow hub town and the other main towns of the county are in a position to sustain balanced regional development by attracting people and investment. The quality of the urban environment on offer in these urban areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a sense of place, ease of movement, legibility, quality of the public realm, variety, efficiency, inclusivity and adaptability.

As highlighted by the Guidelines, the ability to live with a feeling of comfort and safety in a residential area is an essential component of sustainable communities and the design of the public realm has a significant role to play in the quality of life of urban areas. Well designed public realm can contribute to a sense of security, enjoyment and ownership of the built environment. There are a number of recognised positive indicators of successful public realm including :

- All public open space is overlooked by surrounding homes,
- The public realm is considered as a usable integrated element in the design of the development,
- Children’s play areas are sited where they will be overlooked but not a nuisance,
- There is a clear definition between public, semi private, and private space,
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

In seeking to implement the aims of the Guidelines the Planning Authority will assess relevant planning applications against these criteria.

At the level of the individual house the Guidelines outline design considerations regarding the home and its setting, including daylight, sunlight and energy efficiency; privacy and security; car and bicycle parking; private and communal open space; residential density; access for all and communal services. Developers and designs will be expected to have due regard to these issues in formulating their development proposals.

In planning for future development through the Local Area Plan process and in assessing future development proposals through preplanning consultations and the development management system, the Council will seek to implement the

recommendations of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual. At Local Area Plan stage, further guidance will be given on urban design principles and policies specific to the local circumstances and the need for design briefs for particularly important, sensitive or large scale sites will be considered.

The Planning Authority is in the process of preparing a design guide for residential estate development which will provide developers and designers with further guidance on good estate layout and design. The Planning Authority will have regard to this guide in assessing planning applications and developers / designers will be required to have regard to it when designing their developments.

In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines and the Urban Design Manual and to provide developers with an opportunity to explain their proposal and the design solutions adopted, Design Statements will be required with all housing applications. The design statement will be a relatively short document comprising text and graphics and should be tailored to reflect the complexity and importance of the site in question. As a general guide, design statements should include a character appraisal of the local area; consideration of all relevant development plan policies and objectives (and specifically those in relation to house types and mix and public realm safety issues), and relevant government guidance, relating them to the site; consideration of the requirements of any design brief prepared for the site; explanation of the design approach adopted and why it is appropriate to the site etc.

Development Plan Objectives: Urban Design	
HOU 8-X	<p>(a) It is an objective of this plan to ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities. The Council will have regard to the provisions of the Draft Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.</p> <p>(b) Through the local area plans it is an objective to provide additional guidance, including principles and policies, on urban design issues at a local level, responding to local circumstances and issues. Consideration may also be given to the preparation of village design statements which would include consideration of the public realm. Where appropriate Local Area Plans will consider the need for the provision of additional guidance in the form of design briefs for important, sensitive or large scale development sites.</p> <p>(c) It is an objective to require the submission of design statements with all applications for residential development in order to facilitate the proper evaluation of the proposal relative to key objectives of the Development Plan with regard to the creation of sustainable residential communities.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

There are no new planning issues raised in relation to the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.5

ADDITIONAL TEXT REGARDING HOUSING MIX AND HOUSING FOR THE ELDERLY

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to include the following paragraphs (highlighted in bold) between paragraphs 8.7.4 and 8.7.5.

The mix of house types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle; the existing social mix in the area; the need to cater for special needs groups such as the elderly or disabled and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include houses and apartments of different sizes.

Housing variety and mix will be assessed as a material consideration when considering planning applications for multi unit residential development. In this regard and in order to assist in the evaluation of development proposals a *Statement of Housing Mix* will be required with all applications for planning permission. The Statement should detail the proposed housing mix and why it is considered appropriate, having regard to the types of issues outlined in the paragraph above.

2) It is proposed to make a change to the draft plan to include the following additional text (highlighted in bold) in objective HOU 7-1.

Development Plan Objectives: Housing Mix	
HOU 7-1	<p>(a) It is an objective to secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>(b) It is an objective to require the submission of a Statement of Housing Mix with all applications for multi unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.</p>

3) It is proposed to make a change to the draft plan to amend paragraph 8.8.11 and to include the following paragraph (highlighted in bold) between paragraphs 8.8.11 and 8.8.12.

While the majority of older people own their own homes, some may find that their accommodation is not entirely suitable to their needs. The changing age profile of Ireland's population means that there are now more older people per head of population than before. The implication of this trend is that considerable more housing **suited to the needs of** ~~for~~ older people will be required in the future. ~~With changing social trends, the number of single elderly people who may no longer be able to live in the family house is increasing. The average 3-bedroom semi-detached house~~

~~occupied by the average family, cannot accommodate the elderly.~~ Nationally, people over 65 years of age represent 4% of people on social housing lists.

For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the area in which they live (for example to a smaller or single storey dwelling or apartment unit). Assessment of housing mix needs to consider this in appropriate developments and locations.

4) It is proposed to make a change to the draft plan to amend objective HOU 8-3 as follows:

Development Plan Objectives: Accommodation for the Elderly	
HOU 8-3	It is an objective to provide and facilitate the provision of accommodation to meet the needs of the elderly and to encourage the provision of a range of housing options for location of elderly persons housing in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2175							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant submission primarily concerns a specific development proposed by the submitter. It is considered that the issue of the zoning of land is a matter for the review of the relevant Electoral Area Local Area Plan.

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It also raises the planning issue of whether the provision of accommodation for the elderly is adequately addressed in the Plan and whether the Plan has had regard to other council policies such as policy 1.4 of the Draft Joint Housing Strategy (1.4 - "The Cork Local Authorities will support the development of housing for people with special housing needs").

It is considered that the proposed changes adequately provide for the inclusion of the provisions of the Draft Joint Housing Strategy in the Draft Plan, as required by the Planning and Development Act. In particular, it is considered that the provision of accommodation for the elderly is adequately addressed in the Draft Plan and in the objective HOU 8-3.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.6

AMENDMENTS AND ADDITIONAL TEXT REGARDING LOCAL AREA PLAN REVIEW AND LAND AVAILABLE FOR NEW RESIDENTIAL DEVELOPMENT

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to amend paragraph 8.5.3 of the Draft Plan and to include additional text (highlighted in bold) as follows:

Within the context of the overall strategy for the spatial distribution of development outlined in this plan, it is important that development and local area plans should ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan. Therefore, **in accordance with the Guidelines for Planning Authorities on Development Plan Preparation (2007), and in line with the principles of proper planning and sustainable development**, the local area plan review for each electoral area in the County, ~~in line with the principles of proper planning and sustainability~~, will include objectives to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the plan itself. Each local area plan will take into account ~~the extent to which there is potential for the following issues:~~

- ~~• New dwellings to be built on land zoned in the plan, or any Special Local Area Plan, for residential development or mixed uses including residential;~~
- ~~• New housing development within the operational area of any Town Council planning authority within the electoral area;~~
- ~~• New housing development on land within settlements but not itself;~~
- ~~• Zoned in the plan for development; and~~
- ~~• New housing development on un-zoned land outside settlements.~~
- **The amount and type of new housing required to meet the needs of the area , including the provision of social and affordable housing, and the range of different dwelling types and sizes;**
- **The need to adopt a sequential approach to the zoning of residential lands, extending outwards from the centre of an urban area,**
- **Whether adequate existing public transport capacity is available or likely to be available within a reasonable development timescale;**
- **The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities;**
- **The need to create an overall urban design framework for the (re)development area, and the potential for non-statutory guidance – such as design briefs – to supplement the local area plan**
- **The setting of appropriate density levels within the area**

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- **Adaptation to impacts of climate change and the avoidance of natural hazards such as flood risk.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.7

REVISED TEXT IN RELATION TO SECTION 8.10 SOCIAL AND COMMUNITY INFRASTRUCTURE

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to include new text in paragraph 8.10.1 as follows:

The proper provision of community infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all age groups and sectors of society and is an essential component of building sustainable and properly planned communities. Such facilities can have a significant impact on the quality of life that residents and others enjoy and must therefore, be properly located and distributed throughout the County in tandem with the growth of an area. **Recently published draft Guidelines on Sustainable Residential Development in Urban Areas highlight the need to phase development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities**

Facilities within the community should be located to maximise their efficiency and to facilitate ease of access for their users. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.

2) It is proposed to make a change to the draft plan to amend the text of paragraph 8.10.8 as follows:

Establishing needs and funding provision

It is recognised that in order to plan for the proper provision and funding of community facilities, more information is required on the current level and distribution of provision. To this end the Council will, in co-operation with other key agencies and organisations, facilitate and prioritise the completion of a number of audits assessing the provision of community infrastructure throughout the County and prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities. ~~The Council is also committed to the development of benchmark guidelines on the appropriate level and mix of social and community infrastructure facilities required for the different categories of settlements within the County, as identified in Chapter 3. A study currently underway in relation to the Cork City South Environs Area will help inform these guidelines.~~ **The Local Area Plan process will identify key items of social and community infrastructure required for the different categories of settlement within the county.**

3) It is proposed to make a change to the draft plan to amend the wording of objective HOU 10-2 as follows:

Development Plan Objectives: Social and Community Infrastructure	
HOU 10-2	<p>Audit of Community Infrastructure</p> <p>(a) It is an objective to facilitate and prioritise, in co-operation with other key agencies and organisations, the completion of a number of audits assessing the provision of community infrastructure throughout the County and to prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities.</p>

Development Plan Objectives: Social and Community Infrastructure	
	<p>(b) It is an objective to identify, through the Local Area Plan process, key items of social and community infrastructure required for the provide clear benchmark guidelines on the appropriate level and mix of social and community infrastructure facilities required for the appropriate to the different categories of settlements within the County, having regard to their population targets. Phasing requirements will be identified as appropriate to ensure that such infrastructure is provided in tandem with development.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

<p>PLANNING ISSUES AND MANAGER'S RESPONSE</p> <p><i>No new planning issues have been raised in relation to the proposed change.</i></p> <p>RECOMMENDATION:</p> <p><i>ACCEPT THE PROPOSED CHANGE AS PUBLISHED.</i></p>
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PROPOSED CHANGE NO. 8.8

REVISED TEXT IN RELATION TO HEALTHCARE FACILITIES

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to amend the text of paragraph 8.12. as follows, (changes shown in bold):

A number of public, private and voluntary agencies **and private providers** share the responsibility for providing healthcare services. The Health Service Executive (HSE) – Southern Area is the primary body responsible for the management and delivery of health and personal social services to the people of Cork. **The increasing role of the private sector in the provision of health care facilities is also recognised.**

2) It is proposed to make a change to the draft plan to amend the text of objective HOU 12-1 as follows (changes shown in bold):

HOU 12-1	<p>Provision of Healthcare Facilities</p> <p>(a) It is an objective to support the Health Service Executive (South) and other statutory and voluntary agencies, and private healthcare providers in the provision of appropriate healthcare facilities and the development of both the system of hospital care and the provision of community based care facilities, at appropriate locations, subject to proper planning considerations and the principles of sustainable development.</p> <p>(b) It is an objective to facilitate the Health Service Executive (South) in the provision of healthcare facilities throughout the County, where specific needs have been identified by the HSE. The Council will, in these instances, reserve suitable lands for such uses in the respective Local Area Plans.</p> <p>(c) It is an objective in particular to encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, the elderly and children.</p>
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NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

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ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to the proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.9

REVISED TEXT IN RELATION TO EDUCATIONAL PROVISION

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to insert a new paragraph after paragraph 8.13.1 as follows:

It is recognised that new residential communities can generate demand for a significant number of new school places, and it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided in a timely manner and as an integral part of the growth of an area. 2) It is proposed to make a further change to the draft plan to delete paragraphs 8.13.2, 8.13.3 and replace it with the following (outlined in bold):

8.13.2. While the provision of education facilities is primarily a matter for the Department of Education and Science, it is recognised that the Planning Authority has an important role to play as part of the development plan process in assisting the Department to identify future educational needs, and in facilitating the provision of sufficient and suitable land, in the appropriate locations, to meet the need for new schools / expansion of existing schools.

8.13.3. The Draft Consultation Guidelines on Sustainable Residential Development in Urban Areas place a new emphasis the need to select school sites which maximise the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours. In addition the Guidelines stress the importance of school provision keeping pace with development and the need for substantial development proposals to be accompanied by an assessment of the capacity of the schools in an area to cater for the demand for school places likely to be generated by the development. In particular the guidelines specify that applications for in excess of 200 dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale residential developments (800+ units), planning authorities are obliged to consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.

8.13.4. 3) It is proposed to make a further change to the draft plan to amend objective HOU 13-1 Education Facilities as follows:

Development Plan Objectives: Educational Facilities	
HOU 13-1	<p>(a) It is an objective of this plan to recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided in a timely manner and as an integral part of the growth of an area.</p> <p>(b) It is an objective to become pro-active as a County Council, in identifying needs and facilitating the necessary provision, improvement and expansion of primary and post-primary educational facilities throughout the County, where such needs have been identified by the Department of Education & Science, by reserving suitable lands for such uses in the respective Local Area Plans. It is an objective to work closely with the Department of Education & Science to identify in the Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as</p>

Development Plan Objectives: Educational Facilities	
	<p>appropriate and with the approval of the Department of Education & Science, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development an area.</p> <p>(c) In identifying sites for new school facilities regard shall be had to the need to situate schools :</p> <ul style="list-style-type: none"> • within existing / proposed catchment areas, • close to the other community facilities and / or on sites which facilitate the provision of multi campus facilities and support other community uses, where appropriate. • at locations that maximise the opportunities to walk or cycle to school, and also to ensure that post primary schools(which may serve a larger catchment) are within walking distance of a bus route or rail station. <p>(d) In assessing applications for new substantial residential development it is an objective to ensure, in the interests of supporting sustainable communities, that adequate capacity exists in the schools within the catchment, or can / will be provided in a timely manner, to cater for the demand the development will generate. All applications for 200 dwelling units or more shall be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.</p> <p>(e) Where necessary having regard to the deficits in the existing school capacity available in an area, it is an objective of this plan to require very large scale residential development, in excess of 800 units, to be phased as necessary in line with the provision of new school facilities.</p> <p>(b) (f) It is an objective to facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.</p> <p>(e) (g) It is an objective to encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.</p>

4) It is proposed to amend the wording of HOU 13- 2 as follows.

Development Plan Objectives: Educational Facilities in Large New Residential Developments	
HOU 13-2	<p>In large new residential schemes where in excess of one thousand residential units 800 units are to be accommodated, either as part of an individual development or a collective group of developments, it is an objective of the Council to require developers to include proposals for the provision of a primary school(s).</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2525	2179						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

This change arises from the need to recognise the importance of the role of the Planning Authority in assisting the Department of Education to identify future educational needs and in facilitating the provision of sufficient and suitable land, in the appropriate locations to meet the need for new schools / expansion of existing schools; and the reflection of recommendations concerning education made in the Draft Consultation Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG in 2008 and facilitation of implementation of same.

The issues raised by one submission are as follows:

- *whether the provisions of these Guidelines that are at draft stage should be included in the plan;*
- *whether the proposed change adequately reflects the Guidelines' educational aspects (specifically concerning applications for in excess of 200 dwelling units);*
- *whether the County Council should collate data from schools and make this available to applicants to assist them in the preparation of educational needs reports; and*
- *that education provision should be dealt with through the local planning process rather than in the development management process;*

It is considered reasonable that the Council have regard to the Draft Guidelines published by the DoEHLG. Circular SP1/08, advising of the publication of the Draft Guidelines, states that Planning Authorities should have regard to the recommended design standards for new residential developments when preparing development plans. It is felt that the Draft Plan and the proposed changes adequately represent the recommendations of the Draft Consultation Guidelines on Sustainable Development in Urban Areas, however, in the interests of clarity, it is suggested that the change be modified.

Objective HOU13-1 of the Draft Plan outlines the role of the Local Area Plan process in education provision. Under the Code of Practice for The Provision of Schools and the Planning System published by the DoEHLG and the DES, data collated by the Department of Education and Science will be available and will assist in plan preparation. The DES also make information available on their

website on an on-going basis. The exact mechanism for the dissemination of information on school capacity etc. for use by developers/ applicants is not outlined in the Draft Guidelines, and while it is not the responsibility of the Planning Authority to collect or collate this data, the Planning Authority will seek to provide the latest data available in its electoral area plans and implement any guidance that may be published by the DoEHLG or DES on the preparation of reports on school capacity.

The other submission primarily contains information that will assist in the implementation of the Draft Consultation Guidelines recommendations. It includes settlement specific information that is relevant to the Local Area Plan process and to Chapter 3 of the Draft Development Plan. The submission reiterates relevant key issues of the Draft Consultation Guidelines. In addition it makes reference to the Department's policy to seek to maximise existing accommodation ahead of making new Greenfield provision. It is suggested that the change be modified to accommodate this position.

RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

1) Insert new text (highlighted in bold) in paragraph 8.13.3 as follows:

8.13.3. The Draft Consultation Guidelines on Sustainable Residential Development in Urban Areas place a new emphasis **on** the need to select school sites which maximise the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours. In addition, the Guidelines stress the importance of school provision keeping pace with development and the need for substantial development proposals to be accompanied by an assessment of the capacity of the schools in an area to cater for the demand for school places likely to be generated by the development. In particular, the guidelines ~~specify~~ **recommend** that applications for in excess of 200 dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale residential developments (800+ units), planning authorities are obliged to consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.

2) Insert the following additional text after paragraph 8.13.3: **It is recognised that in meeting educational requirements the Department of Education and Science will seek to maximise existing educational accommodation ahead of making new greenfield provision.**

3) Modify objective HOU 13-1, part (d) as follows:

(d) In assessing applications for new substantial residential development it is an objective to ensure, in the interests of supporting sustainable communities, that adequate capacity exists in the schools within the catchment, or can / will be provided in a timely manner, to cater for the demand the development will generate. ~~All applications for 200 dwelling units or more shall be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.~~ **For all applications of 200 dwelling units or more, the Planning Authority will, normally require the submission of an assessment, based on the best available data or in accordance with any guidance published by the DoEHLG or Department of Education and Science, identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.**

PROPOSED CHANGE NO. 8.10

REVISED TEXT IN RELATION TO RECREATION AND AMENITY FACILITIES

PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to add a fourth bullet point to the end of paragraph 8.14.1 of the Plan, as follows:

This section deals with public and private open space provision, the provision of sports, play and recreational facilities and the issue of countryside recreation. This section of the plan is informed by ~~three~~ **five** key documents:

- *A Parks Policy for Local Authorities (DOE 1987);*
- *Cork Recreational Needs Study, (CSR 1999);*
- *Cork County Council Recreation and Amenity Policy (July 2006).*
- ***Draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual, a best practice guide (DoEHLG 2008).***

2) It is proposed to make a change to the draft plan to insert a new heading and an additional paragraph above existing paragraph 8.14.3 as follows:

Replacement / Redevelopment / Partial redevelopment of Leisure and Recreational Facilities.

It is recognised that, from time to time, some recreational / sporting clubs may outgrow their existing facilities and seek to relocate to new premises and redevelop their existing sites. It is Council policy to seek the retention of all existing recreational lands and facilities in their present use. Normally, proposals for the change of use or redevelopment of leisure and recreation facilities will be set out in the local area plans, where detailed objectives will address any requirement for replacement facilities or for alternative facilities to serve the same area. In all other circumstances proposals for a change of use / redevelopment will only be considered where (a) facilities are seriously inadequate and capacity constrained, and (b) suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and of benefit to the community being served by the existing facility, and (c) the proposed alternative use for the lands occupied by the existing facility adequately address the loss of amenity to the area served by the existing facility.

It is recognised that in certain circumstances, the long term retention of an existing leisure or recreation facility may best be secured by the redevelopment of a small portion of the site, that will not affect its sporting recreational or amenity value to the community being served, while allowing the sports club to raise some essential capital for improvement works. Such developments will only be considered where the location is appropriate, in the first instance, to the development proposed and subject to normal proper planning and sustainable development considerations. This also includes compliance with the other policies and objectives of this Draft Development Plan and any relevant Local Area Plan.

3) It is proposed to make a change to the draft plan to amend the wording of Objective HOU 14-1 as follows:

Development Plan Objectives: Recreation and Amenity	
HOU 14-1	<p>Recreation and Amenity Policy</p> <p>It is an objective of this Plan to implement Cork County Councils Recreation and Amenity Policy, to ensure the protection of existing recreational facilities and public open space, and to ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Policy, and the principles of proper planning and sustainable development.</p>

4) It is proposed to make a change to the draft plan to delete existing objectives HOU 14-2 and HOU 14-5 and replace them with one combined objective as follows

HOU 14-2	<p>Protection of Existing Facilities</p> <p>It is an objective to protect and improve existing areas of public open space in accordance with the Councils Recreation and Amenity Policy. The development of existing public open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility, can be achieved as a replacement in the same area.</p>
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HOU 14-5	<p>Replacement of Leisure and Recreation Facilities</p> <p>It is an objective to protect leisure and recreation facilities from change of use or redevelopment to other uses, unless the following requirements are clearly demonstrated:</p> <ul style="list-style-type: none"> • That the existing facility is seriously inadequate and capacity constrained (these requirements will be assessed by reference to Assessments / Audits carried out by the Council) <p>and</p> <ul style="list-style-type: none"> • Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced <p>and</p> <ul style="list-style-type: none"> • That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.
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HOU 14-2	<p>Replacement / Redevelopment of Leisure and Recreational Facilities</p> <p>(a) It is an objective to protect and improve existing areas of public or private open space, including sports grounds, or other recreation facilities in accordance with the Councils Recreation and Amenity Policy and protect such areas from development or change of use.</p> <p>(b) Normally, proposals for the change of use or redevelopment of leisure and recreation facilities will be set out in the Local Area Plans, where detailed objectives will address any requirement for replacement facilities or for alternative facilities to serve the same area.</p> <p>(c) In all other circumstances, where changes of use or redevelopment are proposed, the following requirements must be clearly demonstrated:</p> <p>i) That the existing facility is seriously inadequate and capacity constrained (these requirements will be assessed by reference to Assessments / Audits carried out by the Council)</p> <p>and</p> <p>ii) Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced.</p> <p>and</p> <p>iii) That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.</p>
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5) It is proposed to make a change to the draft plan to amend existing objectives HOU 14-3 as follows:

HOU 14-3	<p>Provision of New Recreation and Amenity Facilities</p> <p>(a) It is an objective of the plan to implement Cork County Councils Recreation and Amenity Policy, to ensure that all developments make adequate provision for recreational and amenity facilities, that are located where they can best meet the needs of the entire community that the facility is intended to serve.</p> <p>(b) It is an objective in the case of new residential developments, to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off-site or the payment of a development levy to enable appropriate alternative provision to be made. The minimum standards for the provision of recreational and amenity facilities as part of new housing developments are detailed in Appendix A of Cork County Council’s Recreation and Amenity Policy.</p> <p>(c) It is an objective to undertake an Audit of Community, Social and Recreational Infrastructure in the Cork City South Environs Area and to prepare a strategy that will identify the type and range of facilities required to serve both existing and future communities. The strategy will provide clear recommendations and benchmark standards on the minimum level and mix of recreational infrastructure provision required per appropriate unit of population.</p> <p>(d) It is an objective of the Plan to facilitate the provision of adequate recreation, open space, amenity facilities and cultural / arts facilities for</p>
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	<p>all sectors and ages of the community, which can preferably be accessed by sustainable means of transport at a convenient distance from people's homes and places of work. Cork County Council is also committed, where appropriate, to the direct provision of facilities, to serve, so far as is possible, the recreational needs of the population it serves.</p>
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6) It is proposed to make a change to the draft plan amend existing objectives HOU 14-6 as follows:

HOU 14-6	<p>Partial redevelopment of Leisure and Recreational Facilities</p> <p>It is an objective to protect leisure and recreation facilities from change of use or redevelopment to other uses. unless the following requirements are clearly demonstrated: In certain circumstances it is recognised that, The retention or enhancement of the facility can be best achieved by the redevelopment of a small portion of the site that will not affect its sporting, recreational or amenity value to the community being served. Such developments will only be considered where the location is appropriate, in the first instance, to the development proposed and subject to normal proper planning and sustainable development considerations.</p>
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NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2675							

<p>ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]</p> <p><i>It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.</i></p> <p>ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]</p> <p><i>It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.</i></p>

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant submission refers specifically to proposed change 3.29 and is addressed under that proposed change. It states that it notes proposed change 8.10 but does not raise any new planning issues concerning this proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.11

REVISED TEXT IN RELATION TO OPEN SPACE

PROPOSED CHANGES

1) It is proposed to amend the text of paragraph 8.14.4 to reflect the publication of the guidelines, as follows:

Privacy is an essential part of the quality of a residential environment, with the provision of an adequate sized external space, free from undue observation, a fundamental principle of residential amenity. Privacy can be ensured, by attention in the design process to the alignment of new residential buildings and their relationship to each other. The Council will apply the standards contained in the ~~Residential Density – Guidelines for Planning Authorities (DoEHLG 1999) for Residential Developments, pending the publication of new 'Sustainable Residential Development Guidelines'~~ **Draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008)** and Cork County Council's **proposed** *Design Guidelines for Residential Estate Development*. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.

2) It is proposed to amend the text of objective HOU 14-7 as follows:

Development Plan Objectives: Private Open Space	
HOU 14-7	<p>Private Open Space Provision</p> <p>It is an objective of the Plan to apply the standards contained in the Residential Density – Guidelines for Planning Authorities (DoEHLG 1999) for Residential Developments, in respect of private open space provision, pending the publication of new 'Sustainable Residential Development Guidelines' Draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) and Cork County Council's proposed <i>Design Guidelines for Residential Estate Development</i>. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.</p>

3) It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in paragraph 8.14.6.

Cork County Council will apply, **as appropriate**, the principle of a '*Hierarchy of Parks*' varying from large regional parks to neighbourhood and local parks and passive recreation spaces close to people's homes. The Department of the Environment published 'A Parks Policy for Local Authorities' (DoE 1987) which recommends that amenity areas be provided in a '*Hierarchy of Parks*' based on population units of 10,000. This policy recommends a neighbourhood park of about 16ha or 40 acres and two Local parks within a specified distance of the population to be served. Local parks should be approximately 2 hectares in size per 1,000 population.

4) It is proposed to make a change to the draft plan to include the following text (highlighted in bold) after paragraph 8.14.6 as follows:

The Draft Guidelines on Sustainable Residential Development in Urban Areas (DoEHLG 2008) recognise that assessing open space on a population basis can be difficult due to the unpredictability of occupancy rates. In addition where existing recreational facilities are available close to town / city centres, public open space provision on a strictly population basis is not appropriate. Town / city centre development will be unable to achieve the same public open space provision as suburban sites. These factors will be taken into account when planning public open space provision.

5) It is proposed to make a change to the draft plan to include the following text (highlighted in bold) in paragraph 8.14.7 as follows:

Local Area Plans should identify the necessary standards of large-scale public open space required, based on the hierarchical system of open space, having regard to the existing provision and demand for such facilities in an area **and based on an assessment of user needs, including local play policies for children.** Large areas of public open space should be located adjacent to existing or proposed neighbourhood centres, community facilities and educational campuses in order to facilitate multi-purpose use, to meet a variety of needs and thus be able to fulfil a range of functions. **The Local Area Plans will identify the preferred locations of these larger areas of public open space.**

6) It is proposed to amend the text of paragraph 8.14.10 as follows:

The ~~Residential Density Guidelines (1999)~~ **Draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008)**, recommend that both qualitative and quantitative standards be adopted for open space provision. In particular, much greater emphasis should be placed on the need to ensure the achievement of qualitative standards in relation to design and layout, **resulting in a high quality residential environment, which ensures that the reasonable expectations of users are more likely to be fulfilled. In this regard, the Urban Design Manual provides detailed guidance on the design and layout of open spaces within residential developments, with a particular emphasis on the quality of provision. These qualitative standards include design, accessibility, shared use, provision of sustainable urban drainage systems, biodiversity and provision for allotments and community gardens.** Cork County Council's **forthcoming design guide for residential estate development**, will provide further guidance on the design, siting and location of open space.

7) It is proposed to amend the text of paragraph 8.14.11 as follows:

The Council's Recreation and Amenity Policy requires the provision of usable public open space in residential development, in the range of 12% to 18% of the total useable site area and indicates that the percentage shall increase as the density of the development increases. ~~The area of open space shall be reduced and~~ **Where recreational facilities**, as detailed in Appendix A of Cork County Councils Recreation and Amenity Policy ~~may be~~ **are provided on site**, the area of open space **may** be reduced ~~in its place~~. In respect of the provision of facilities as part of new housing developments, Appendix A of the Recreation and Amenity Policy Document provides details of the Councils requirements. **These standards are considered to be broadly consistent with the recommendations of recently published Draft Guidelines on Sustainable Residential Development in Urban Areas.**

In the specific case of institutional or windfall sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be

accessible as an amenity to the wider community, the guidelines indicate that any proposals for higher density residential development must take into account the objective of retaining the "open character" of these lands, while at the same time ensuring that an efficient use is made of the land. In these cases, open space provision will be required in accordance with the Councils Recreation and Amenity Policy or 20% of site area whichever is greater. However, this should be assessed in the context of the quality and provision of existing or proposed open space in the wider area. Whilst the quantum of open space may be increased vis-à-vis other sites, the amount of residential yield should be no less than would be achieved on any comparable residential site. Increasing densities in selected parts of the site subject to the safeguards expressed elsewhere may be necessary to achieve this.

8) It is proposed to add an additional paragraph after paragraph 8.14.11, as follows:

The Draft Guidelines on Sustainable Residential Development in Urban Areas also state that it will be necessary for planning authorities to take a more flexible approach to quantitative open space standards and put greater emphasis on qualitative standards. Where residential developments are close to the facilities of city and town centres or in proximity to public parks or coastal and other natural amenities, the Guidelines state that a relaxation of standards should be considered. Alternatively, planning authorities may seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within a development, where appropriate.

In certain circumstances, where the County Council does not have the resources to take in charge public spaces it may be necessary to set up an estate management company to carry out landscape maintenance.

9) It is proposed to amend the text of Objective HOU 14-11 as follows:

Development Plan Objectives: Public Open Space	
HOU 14-11	<p>Public Open Space within Residential Developments</p> <p>It is an objective of the Plan to apply the standards contained in the Council's Recreation and Amenity Policy document, and the <i>Residential Density – Guidelines for Planning Authorities (DoEHLG 1999)</i> for Residential Developments, in respect of public open space provision, pending the publication of new 'Sustainable Residential Development Guidelines' Draft Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) as appropriate and <i>Cork County Council's proposed Design Guidelines for Residential Estate Development.</i> With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.</p>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

None							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

No new planning issues have been raised in relation to this proposed change.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

PROPOSED CHANGE NO. 8.12**REVISED TEXT IN RELATION TO INTEGRATED HEALTHCARE, EDUCATION AND SPORTS FACILITIES (PARAGRAPH 8.12.5)****PROPOSED CHANGE**

8.12.5. The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and (b) healthcare facilities would be permitted subject to good planning practice. Future provision should be planned and implemented in tandem with residential development, where appropriate, especially where this is undertaken in the context of the Local Area Plans. The Planning Authority will reserve suitable sites within settlement centres for healthcare facilities, where needs are identified by the Health Service Executive (Southern Area). **There may also be a need for an integrated healthcare, education and sports facility within Metropolitan Cork. Normally it will be appropriate to locate such facilities on suitable land identified in the Local Area Plans. Other land will only be considered appropriate where it is in accordance with the policies and objectives of this plan.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

2198							

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with

a) whether the use of the word 'integrated' with reference to 'integrated healthcare, education and sports facility' precludes the consideration of applications for stand alone healthcare, education or sports facilities; and

b) whether use of the word 'only' ('..other lands will only be considered...') should be retained.

The paragraph to which the submission relates is not an objective but rather guidance text. It is not considered that the proposed change precludes the consideration, on their merits and in the context of proper planning and sustainable development, of applications for stand alone healthcare, education or sports facilities.

The effect of the inclusion of the word 'only' is to require developers to give consideration to suitable land identified in the Local Area Plans in the first instance, before considering any other lands and this remains an important consideration. It is therefore considered appropriate that the word 'only' should be retained.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.

Chapter 9: Local Area Development

PROPOSED CHANGE NO. 9.1**AMEND TABLES 9.1-9.10 RELATING TO POPULATION, HOUSEHOLD AND NEW HOUSES****PROPOSED CHANGE**

It is proposed to make a change to the draft Plan as follows:

Delete existing tables 9.1 – 9.10 and replace with the following new tables:

Table 9.1 Bandon Electoral Area: Population, Households & New Houses Required 2006-2020				
	2002	2006	Growth 2006 -2020	2020 Target
Population				
Bandon	5,161	5,822	761	6,583
Kinsale	3,554	4,099	205	4,304
Annaghmore	0	0	3,000	3,000
Villages and Rural	17,171	19,505	301	19,806
Total Population	25,886	29,426	4,267	33,693
Households				
Bandon	1,681	1,980	841	2,821
Kinsale	1,158	1,394	408	1,802
Annaghmore	0	0	1,245	1,245
Villages and Rural	5,429	6,504	1,731	8,235
Total Households	8,268	9,878	4,225	14,103
New Dwellings Required			5,492	

	2002	2006	Growth 2006 -2020	2020 Target
Population				
Bantry	3,150	3,309	2,175	5,484
Castletownbere	875	868	571	1,439
Schull	693	576	172	748
Villages and Rural	14,122	14,719	785	15,504
Total Population	18,840	19,472	3,703	23,175
Households				
Bantry	1,061	1,165	1,139	2,304
Castletownbere	295	306	299	605
Schull	233	203	111	314
Villages and Rural	5,023	5,492	959	6,451
Total Households	6,612	7,166	2,508	9,674
New Dwellings Required			3,261	

	2002	2006	Growth 2006 -2020	2020 Target
Population				
Cork North Environs	3,778	4,732	4,299	9,031
Blarney	2,146	2,400	5,133	7,533
Glanmire	6,853	8,385	2,403	10,788
Monard	0	0	7,788	7,788
Tower	3,032	3,102	558	3,660
Villages and Rural	22,260	23,704	3430	27,134
Total Population	38,069	42,323	23,611	65,934
Households				
Cork North Environs	1,184	1,572	2,217	3,789
Blarney	673	797	2,377	3,174
Glanmire	2,148	2,786	1,724	4,510
Monard	0	0	3,279	3,279
Tower	950	1,030	555	1,585
Villages and Rural	6,464	7,140	4,136	11,276
Total Households	11,420	13,325	14,288	27,613
New Dwellings Required			18,575	

	2002 Census	2006 Census	Growth 2006 -2020	2020 TARGET
Population				
Cork South Environs	26,381	30,002	100	30,102
Ballincollig	14,591	15,760	5,670	21,430
Carrigaline	11,191	12,835	1,231	14,066
Passage West	4,595	5,203	83	5,286
Villages and Rural	11,933	13,398	3243	16,641
Total Population	68,691	77,198	10,327	87,525
Households				
Cork South Environs	8,270	9,967	2,467	12,434
Ballincollig	4,574	5,236	3,640	8,876
Carrigaline	3,508	4,264	1,591	5,855
Passage West	1,440	1,729	523	2,252
Villages and Rural	3,872	4,537	2,385	6,922
Total Households	21,664	25,733	10,606	36,339
New Dwellings Required			13,789	

	2002	2006	Growth 2006 - 2020	2020 Target
Population				
Fermoy	4,804	5,873	767	6,640
Mitchelstown	3,300	3,365	1,981	5,346
Villages and Rural	15,887	18,254	522	18,776
Total Population	23,991	27,492	3,270	30,762
Households				
Fermoy	1,565	1,998	846	2,844
Mitchelstown	1,107	1,189	1,067	2,256
Villages and Rural	5,293	6,436	1,065	7,502
Total Households	7,965	9,623	2,978	12,602
New Dwellings Required			3,872	

Table 9.6 Kanturk Electoral Area: Population, Households & New Houses Required 2006-2020				
	2002 Census	2006 Census	Growth 2006 -2020	2020 TARGET
Population				
Charleville	2,685	2,984	1,941	4,925
Kanturk	1,651	1,915	485	2,400
Millstreet	1,289	1,401	355	1,756
Newmarket	1,055	949	240	1,189
Villages and Rural	19,369	19,921	1034	20,955
Total Population	26,049	27,170	4,055	31,225
Households				
Charleville	901	1,054	1,024	2,078
Kanturk	554	677	336	1,013
Millstreet	433	495	246	741
Newmarket	354	335	167	502
Villages and Rural	6,498	7,007	1,707	8,713
Total Households	8,740	9,568	3,479	13,047
New Dwellings Required			4,523	

Table 9.7 Macroom Electoral Area: Population, Households & New Houses Required 2006-2020				
	2002	2006	Growth 2006 -2020	2020 Target
Population				
Macroom	2985	3553	390	3,943
Villages and Rural	18,500	21,024	408	21,432
Total Population	21,485	24,577	798	25,375
Households				
Macroom	972	1,209	493	1,702
Villages and Rural	5,808	6,933	1,977	8,911
Total Households	6,780	8,142	2,471	10,613
New Dwellings Required			3,212	

	2002 Census	2006 Census	Growth 2006 -2020	2020 TARGET
Population				
Mallow	8,937	10,241	9,759	20,000
Buttevant	987	914	587	1,501
Villages and Rural	13,547	14,952	576	15,528
Total Population	23,471	26,107	10,922	37,029
Households				
Mallow	2,911	3,483	4,817	8,300
Buttevant	331	323	310	633
Villages and Rural	4,717	5,462	998	6,460
Total Households	7,959	9,268	6,125	15,393
New Dwellings Required			7,962	

	2002	2006	Growth 2006 -2020	2020 Target
Population				
Carrigtwohill	1,411	2,782	9,230	12,012
Cobh	9,811	11,303	3,240	14,543
Midleton	7,957	10,048	13,687	23,735
Youghal	6,597	6,785	745	7,530
Villages and Rural	20,546	23,101	3287	26,388
Total Population	46,322	54,019	30,189	84,208
Households				
Carrigtwohill	442	924	4,088	5,012
Cobh	3076	3,755	2,296	6,051
Midleton	2,494	3,338	6,484	9,822
Youghal	2,149	2,308	880	3,188
Villages and Rural	7,147	8,515	2,452	10,967
Total Households	15,308	18,840	16,200	35,040
New Dwellings Required			21,059	

Table 9.10 Skibbereen Electoral Area: Population, Households & New Houses Required 2006-2020				
	2002	2006	Growth 2006 -2020	2020 Target
Population				
Clonakilty	3,698	4,154	3,064	7,218
Dunmanway	1,532	1,522	454	1,976
Skibbereen	2,000	2,338	697	3,035
Villages and Rural	24,733	26,079	1120	27,199
Total Population	31,963	34,093	5,335	39,428
Households				
Clonakilty	1,245	1,463	1,570	3,033
Dunmanway	516	536	294	830
Skibbereen	673	823	452	1,275
Villages and Rural	8,098	8,930	2,374	11,304
Total Households	10,532	11,752	4,690	16,442
New Dwellings Required			6,097	

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

See Part B of the Managers Report.

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the inclusion of a proposed new town at Annaghmore.

These issues are dealt with in Part B of this report.

RECOMMENDATION:

SEE MANAGER'S REPORT PART B

PROPOSED CHANGE NO. 9.2**AMEND PARAGRAPH 9.5.5 TO INCLUDE ADDITIONAL ISSUE RELATING TO ANNAGHMORE****PROPOSED CHANGE**

It is proposed to make a change to the Draft Plan to include an additional bullet point (highlighted in bold) in paragraph 9.5.5 as follows;

Planning and Sustainable Development Issues for the Local Area Plan

The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that the main towns can achieve their full economic potential.*
- *Develop Bandon as a main centre for population and economic growth in accordance with the overall strategy of this plan.*
- *Develop Kinsale as a Principal Tourist Attraction where the protection of natural and built heritage assets will be a priority.*
- ***Develop a planning framework for a new settlement at Annaghmore which will provide a mix of uses, including residential, employment and local services.***
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*
- *Capitalising on the attractive setting of the Bandon Electoral Area, which includes extensive coastline and estuary, which contain features of historical, cultural and natural significance.*
- *Promote the development of tourism and the economy, particularly within the towns of Bandon and Kinsale, which are both designated as District Employment Centres.*

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

RELEVANT SUBMISSIONS RECEIVED

See Part B of the Managers Report.

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]
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<i>Issues will be considered within overall change no. 3.42 which seeks to designate Annaghmore as a Ring Town.</i>

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER'S RESPONSE

The relevant planning issues in this case are concerned with the inclusion of a proposed new town at Annaghmore.

These issues are dealt with in Part B of this report.

RECOMMENDATION:

SEE MANAGERS REPORT PART B

VOLUME TWO:

PROPOSED CHANGE NO. 7.14

PROPOSED CHANGE

ADDITIONAL SCENIC ROUTE PROFILES (OMITTED FROM VOLUME 2 OF THE DRAFT COUNTY DEVELOPMENT PLAN IN ERROR)

Although these Scenic Routes were included in the list of scenic routes chapter 4 of Volume 2 and shown on the heritage maps in volume 3 the following profile information was inadvertently omitted from Appendix B – Scenic Route Profiles.

Add the following to Appendix B Scenic Route Profiles

Scenic Route	Does Route Run Thro. or Adjoin Scenic Landscape	Does the Route adjoin a pNHA, cSAC or a SPA	Landscape Type(s) Route Runs Through	Overall Landscape Value	Main Features of Landcover	Is Water Visible from the Scenic Route?	Structures of Historic or Cultural Importance Visible from Route	Key Characteristics of Land Use	Is There a Sense of Remoteness as you Travel the Route?	Rural Character
A129 (S113)	Yes, O'Sullivan Bere Way overlaps a section of the route & Beara Way Cycle Route	pNHAs Trafrask Bog, Leahill Bog & Glengarriff Harbour & Woodland & SAC Glengarriff Harbour & Woodland	Type 4 Rugged Ridge Peninsulas	Very High	Mountainous rock landscape, grazing lands & mature woodlands.	Yes	Curryglass Catholic Church, Adrigole House & Adrigole Garda Siochana Station, all protected structures & views of Bear & Whiddy Islands.	Agriculture, residential & port related activities.	Yes	Prevalent
A130 (S114)	Yes	pNHA & SAC Caha Mountains	Type 4 Rugged Ridge Peninsulas	Very High	Rugged mountains	Yes	Bear Island	Agriculture	Yes	Prevalent
A131 (S115)	Yes, Beara Way & Beara Way Cycle Route overlap sections of the route	pNHA & SAC Glanmore Bog	Type 4 Rugged Ridge Peninsulas	Very High	Rugged mountains	Yes	None	Agriculture, residential & leisure activity	Yes	Prevalent

Scenic Route	Does Route Run Thro. or Adjoin Scenic Landscape	Does the Route adjoin a pNHA, cSAC or a SPA	Landscape Type(s) Route Runs Through	Overall Landscape Value	Main Features of Landcover	Is Water Visible from the Scenic Route?	Structures of Historic or Cultural Importance Visible from Route	Key Characteristics of Land Use	Is There a Sense of Remoteness as you Travel the Route?	Rural Character
A132 (S116)	Yes, Beara Way Cycle Route overlap sections of the route	SAC Kenmare River & pNHA & SAC Cleanderry Wood & Ganmore Bog	Type 4 Rugged Ridge Peninsulas	Very High	Rugged mountainous landscape & woodland	Yes	Kilcatherine Church & Ardroom Catholic Church both of which are protected structures	Port related activities, fishing & subsistence farming	Yes	Prevalent
A133 (S117)	Yes, Beara Way & Beara Way Cycle Route overlap sections of the route	SAC Kenmare River	Type 4 Rugged Ridge Peninsulas	Very High	Rugged mountainous landscape, rock & Beara peninsula	Yes	Gortaghig House, which is a protected structure	Agriculture & residential	Yes	Prevalent
A134 (S118)	Yes O'Sullivan Bere Way & Beara Way Cycle Route adjoin sections of the route	pNHA Garnish Point & SAC Kenmare River	Type 4 Rugged Ridge Peninsulas	Very High	Mountains & woodland	Yes	Cahermore Catholic Church, protected structure	Agriculture, forestry, port activities & recreational uses	Yes	Prevalent

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

Relevant Submissions received

2333	2042						

ISSUES ARISING IN RELATION TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004 [S.I. NO. 436 OF 2004]

It is considered that there are no issues arising from the Strategic Environmental Assessment in relation to this proposed change.

ISSUES RELATING TO THE EUROPEAN COMMUNITIES (2002) ASSESSMENT OF PLAN AND PROJECTS SIGNIFICANTLY AFFECTING NATURA 2000 SITES [ARTICLE 6(3) AND (4) OF THE HABITATS DIRECTIVE 92/42/EEC] [APPROPRIATE ASSESSMENT]

It is considered that there are no issues arising from the Appropriate Assessment of the County Development Plan in relation to this proposed change.

PLANNING ISSUES AND MANAGER’S RESPONSE

The relevant planning issues in this case are concerned with

- the clarification of scenic route profile A129-A134,
- support of the proposed change.

It is considered that this change was a result of an omission of text from the published draft plan in error relating to A129-A134. In relation to a scenic route profile the purpose of the profile is to provide additional information and understanding as to why that particular section of a road is a scenic route and what view or prospect from the route is being protected. Again it is considered that the paragraphs included before the objectives relating to scenic routes clearly outline what a scenic route is and its purpose.

RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED.