

# Proposed Variation to the Cork County Development Plan 2009

## Variation No.3

Part A: Change Chapter 2 of the County Development Plan to address requirements relating to 'Core Strategies' introduced by the Planning & Development (Amendment) Act 2010.

Part B: Consequential Changes to Chapters 3, 4, 5, 6, 8 and 9 of Volume 1 and Volume 3 Metropolitan Cork Green Belt Maps of the Cork County Development Plan, 2009 arising from the review of the Electoral Area Local Area Plans

**April 2011**

**Document Verification**

Page 1 of 1

<b>Job Title</b>						
<b>Proposed Variation No.</b>						
<b>Document Title:</b>						
Proposed Variation to the County Development Plan 2009						
April 2011: Variation No. 3						
<b>Revision</b>	<b>Date</b>	<b>Filename:</b>				
1.0	13.04.11	Proposed Variation No. 3				
		<b>Description:</b>				
		Part A: Change Chapter 2 of the County Development Plan to address requirements relating to 'Core Strategies' introduced by the Planning & Development (Amendment) Act 2010.				
		Part B: Consequential Changes to Chapters 3, 4, 5, 6, 8 and 9 of Volume 1 and Volume 3 Metropolitan Cork Green Belt Maps of the Cork County Development Plan, 2009 arising from the review of the Electoral Area Local Area Plans				
			<b>Prepared by</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>
Rev 1.0		<i>Name</i>	PG & RP	AF	AH	AH

## Section 1 Purpose and Scope of the Variation

- 1.1. The purpose of this Variation of the Cork County Development Plan, 2009 is to introduce a core strategy, as prescribed by the Planning and Development (Amendment) Act 2010 to ensure that the policies and objectives contained in the ten Electoral Area Local Areas Plans, due to the adopted in July 2011, are supported by the objectives of the County Development Plan and to strengthen or amend the Objectives of the County Development Plan, if necessary.
- 1.2. The Variation includes changes to chapters 2, 3, 4, 5, 6, 8 & 9 of the Plan and are summarised in the following paragraphs.
- 1.3. Part A of this report relates to variations to the Cork County Development Plan which have resulted from the introduction of a “Core Strategy”.
- 1.4. **Chapter 2 - Core Strategy:** Chapter 2 of the County Development Plan 2009 “Overall Strategy” already contains many of the elements for a core strategy prescribed by the Planning and Development (Amendment) Act 2010 and is being amended to include only the additional requirements of the “Core Strategy”; namely information concerning the quantum, location and phasing of land zoned in the county in comparison with the requirement for housing development as outlined in the population, household and housing targets as set out in the Regional Planning Guidelines 2010.
- 1.5. The scope of Part B of this variation is outlined below and the detailed changes to each Chapter of the Plan are dealt with in Section 2 of this report.
- 1.6. **Chapter 3- Settlements:** This chapter is being amended to omit references to Tower as a main settlement as it has been reclassified as a Key Village within the Blarney EA. This change affects Table 3.1 and involves the deletion of, paragraphs 3.2.54 and 3.2.55 and the associated diagram of Tower. Additional text is also being added to the section 3.5 dealing with the Networks of Settlements in Rural Areas to reference the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued in May 2009, particularly with regard to the role of Local Area Plans in providing provide guidance on the appropriate scale of development for the villages. The Local Area Plans have expanded the Network of settlements to include the West Cork Island Communities and additional text is added in this regard also.
- 1.7. **Chapter 4– Rural, Coastal and Islands:** Changes to this chapter comprise deletion of objective RCI 18-4(b) dealing with the review of the West Cork Islands Study and insertion of additional text and objectives to reflect the completion of the West Cork Islands Integrated Development Strategy, 2010 and supporting its implementation where appropriate. Objective RCI 8-11(b) which deals with the greenbelts around settlements has also been amended to bring it in line with the updated text in the Local Area Plans which has been changed to comply with recommendations of Natura Impact Reports on Local Area Plans.
- 1.8. **Chapter 5– Economy and Employment:** changes to this chapter comprise the addition of new material in relation to the definitions of industrial, enterprise and business land uses and the range of appropriate uses that can be accommodated in these area; the “commercial” and “established “land use categories have been discontinued in the Local Area Plans and text on these is being omitted; new text has also been included in relation to the role of brown field sites, the definition of town centres and expanded town centres and the uses that can be accommodated in these areas; new material will be included on

special policy areas which replaces the Special Use Areas of the current Plan. These text changes reflect that employed in the Local Area Plans.

- 1.9. **Chapter 6 - Transport and Infrastructure:** changes to this chapter comprise updating the wording of objectives dealing with water supply, wastewater and drainage to bring them into line with the new approach to infrastructure requirements outlined in the Local Area Plans on foot of the recommendations of the Natura Impact Reports. Typically changes include references to the “appropriate and sustainable” provision of infrastructure, securing the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites and ensuring necessary infrastructure is provided in advance of the commencement of any discharges etc. In some areas there is a requirement to ensure there shall be no net increase in Phosphates within the freshwater system. Additional text is also being added to ensure that any new or increased water abstractions from within the Blackwater River, Upper Bandon River or Glanmore Bog Special Areas of Conservation are supported by an Appropriate Assessment. Within the catchment of the Munster Blackwater upstream of Mallow, a requirement for the preparation of a wastewater and storm water plan for towns and villages in the catchment is being included.
- 1.10. **Chapter 8 of Volume 1 – Housing & Community Facilities:** Changes to this chapter comprise the inclusion of new text and objectives in relation to open space. The distinction between active and passive open spaces has been discontinued and replaced with a new category of Open Space, Agriculture, Sports and Amenity areas. The density standards for villages have been discontinued in the context of the revised approach advocated by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and new text has been added and objective HOU 3-1 amended in this regard.
- 1.11. **Chapter 9 of Volume 1- Local Area Development:** Changes to this chapter comprise the inclusion of revised text, maps and tables relating to each Electoral Area Local Area Plan, updating the list of settlements in each electoral area as a result of changes to the electoral area boundaries and the new strategy of the local area plans themselves. Supporting text dealing with the new approach to zoning in main settlements (existing built up area has replaced established areas) has also been included together with an updated section on Special Local Area Plans and other plans in place or proposed around the County.
- 1.12. **Volume 3 Maps - Metropolitan Cork Green Belt Maps:** This change reflects all consequential changes to the Cork Green Belt Maps resulting from changes proposed in the Blarney, Carrigaline, Macroom and Midleton Draft Local Area Plans. The change includes a list of changes in table form and a set of maps showing the proposed changes.
- 1.13. The proposed Variation has been assessed under the Habitat’s Directive 1992 and the Natura Impact Report containing the findings of the assessment are also available for inspection.
- 1.14. Cork County Council has determined under Section 13K of the Planning & Development (Strategic Environmental Assessment) Regulations 2004 that the proposed variation is NOT likely to have significant effects on the environment and a copy of its decision including, as appropriate, the reasons for not requiring an environmental assessment is also available for inspection.
- 1.15. The Proposed Variation is available for purchase from the Planning Policy Unit.
- 1.16. Submissions or observations are invited from members of the public and other interested parties. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations on the Proposed Variation.



1.17. Submissions or observations may be made either:

On-line (via [www.corkcoco.ie](http://www.corkcoco.ie)), or

In writing to:

**The Senior Planner,  
Cork County Council,  
Planning Policy Unit,  
Floor 13, County Hall,  
Cork.**

1.18. All submissions must be received by the Planning Authority within the period **21st April, 2011 to 4 p.m. on 18th May, 2011** to be taken into consideration before the making of the Variation.

1.19. **To avoid delay and congestion the public are advised to make their submissions or observations to the Council well in advance of the closing date.**

**The County Council regrets that submissions made by e-mail cannot be accepted**

## Section 2 Part A: Core Strategy Variation

**Proposed variation to Chapter 2 of the County Development Plan to address requirements relating to ‘Core Strategies’ introduced by the Planning & Development (Amendment) Act 2010.**

Variation Ref.	Proposed Variation	Page No.
<b>Chapter 2 : Core Strategy</b>		
CS.02.00.01	<p><u>It is proposed to vary the preamble to Chapter 2 of the Cork County Development Plan 2009, to delete text with a strikethrough and replace with additional text highlighted in bold. The preamble will now read as follows:</u></p> <p>This chapter presents the <del>proposed medium term development strategy</del> <b>“Core Strategy”</b> for County Cork looking forward to the year 2020. It sets out the County strategy for the local implementation of the National Spatial Strategy, the Atlantic Gateways Initiative and the Regional Planning Guidelines for the South-West Region. It also draws on the recommendations of the Cork Area Strategic Plan Update (2001-2020) and the North and West Cork Strategic Plan (2002-2020).</p> <p><b>The chapter addresses the requirements relating to ‘Core Strategies’ introduced by the Planning &amp; Development (Amendment) Act 2010.</b></p> <p>The key aims that underpin <del>the strategy</del> <b>this “Core Strategy”</b> were first developed in the County Development Plan 2003 and this plan seeks to maintain and enhance their implementation into the future in order to achieve:</p>	9
<b>2.1 Introduction</b>		
CS.02.01.01	<p><u>Include New Section, 2.1 Introduction, to be inserted after the key aim. The text will read as follows:</u></p> <p>2.1.1 In order to achieve these aims, within the framework of the National Spatial Strategy and the Regional Planning Guidelines, this ‘Core Strategy’ has been prepared to demonstrate consistency with relevant national and regional strategies and its main elements are to:</p> <ul style="list-style-type: none"> <li>• Identify the quantum, location and phasing of development considered necessary to provide for future population for the plan period.</li> <li>• Demonstrate how future development supports public transport/existing services etc.</li> <li>• Ensure that the County Council and key stakeholders assess the needs and priorities for the area on a plan led basis, and</li> <li>• Provide the framework for deciding on the scale, phasing and location of new development, having regard to existing services and planned investment over the coming years.</li> </ul> <p>2.1.2 The first part of this chapter will focus on demonstrating overall consistencies</p>	10

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	<p>with the NSS and the RPGs. It will also provide a linkage to the relevant other strategic documents in the county; namely the Cork Area Strategic Plan (CASP) and the North West Strategic Plan. A brief description of other influential documents is also provided, including the recent government guidelines on Development Plans and Sustainable Residential Development, Flood Risk Guidelines, River Basin Management Plan for South West and the National Strategies on Climate Change.</p> <p>2.1.3 The second part of this chapter examines past growth and development in the county in order to provide a framework for the future demand and supply of housing land and ensures that there is sufficient land zoned for the anticipated growth in the county to 2020 and that it is consistent with the Joint City and County Housing Strategy (Chapter 8).</p> <p>2.1.4 The third and final part of this chapter identifies the development of strategic sub areas, for which key planning and sustainable development goals will be derived. These goals assist the elaboration of the settlement network (Chapter 3), the classification of differing rural types including the depiction on the Core Strategy Map of the areas being defined as: areas under urban influence, strong rural areas and structurally weak areas (in Chapter 4); the promotion of the economic development of the county (Chapter 5); the integration of development with the provision of strategic infrastructure, in particular transportation, water and wastewater (Chapter 6); ensuring that a balance is struck between the benefits of the economic development and the need to protect the natural assets of the county (see Chapter 7) and ensuring that environmental quality is maintained at all times.</p>	
<b>2.2 National and Regional Strategy</b>		
CS.02.02.01	<p><i>It is proposed to vary paragraph 2.1.8 to include the following text. The section on the regional planning guidelines will now read as follows:</i></p> <p><b>Regional Planning Guidelines for the South West Region:</b> Prepared by the South West Regional Authority to provide a broad canvas to steer the sustainable growth and prosperity of the region in line with the key principles of the national strategy. The Regional Planning Guidelines were reviewed in 2009 and adopted in July 2010. The population targets provided by the Department of Environment, Heritage and Local Government provides for growth to 2022 and for the first time, planning authorities now have to ensure that their development plans are consistent with these targets. The population targets in the core strategy for 2020 are consistent with the 2022 population targets within the Regional Planning Guidelines.</p> <p>In order to provide more specific guidance to local authorities on the development of the region, the Regional Planning Guidelines identified an overall development strategy that divided the region into four spatial development areas. These areas were named as the Greater Cork Area (including Cork Gateway or Metropolitan Area) and Mallow Hub; Tralee and Killarney Linked Hub, Northern Area and Western Area. More specific policies and objectives have been provided for these planning areas throughout the document.</p> <p>Part of the Spatial Development Strategy includes a table showing the population targets from 2010-2022 and associated with these figures, the estimated household</p>	11

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	<p>and housing requirement within the strategic planning areas.</p> <table border="1" data-bbox="327 353 1209 846"> <thead> <tr> <th>Panning Areas</th> <th>2010</th> <th>2016</th> <th>2022</th> <th>Diff</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>Cork Gateway</td> <td>127,749</td> <td>153,000</td> <td>182,044</td> <td>54,295</td> <td>1,279</td> </tr> <tr> <td>Greater Cork Area*</td> <td>46,472</td> <td>50,317</td> <td>54,160</td> <td>7,688</td> <td>372</td> </tr> <tr> <td>Kerry Linked Hub</td> <td>33,541</td> <td>39,855</td> <td>46,239</td> <td>12,698</td> <td>604</td> </tr> <tr> <td>Northern Area</td> <td>37,993</td> <td>43,885</td> <td>46,186</td> <td>8,193</td> <td>369</td> </tr> <tr> <td>Western Area</td> <td>41,745</td> <td>47,989</td> <td>50,729</td> <td>8,983</td> <td>404</td> </tr> <tr> <td><b>SW Total</b></td> <td><b>287,500</b></td> <td><b>335,045</b></td> <td><b>379,357</b></td> <td><b>91,857</b></td> <td><b>3,027</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th>Local Authorities</th> <th>2010</th> <th>2016</th> <th>2022</th> <th>Diff</th> <th>Ha</th> </tr> <tr> <td>Cork City</td> <td>52,377</td> <td>62,730</td> <td>74,638</td> <td>22,261</td> <td>318**</td> </tr> <tr> <td>Cork County</td> <td>170,217</td> <td>196,314</td> <td>220,358</td> <td>50,141</td> <td>1,802</td> </tr> <tr> <td>Kerry County</td> <td>64,906</td> <td>76,001</td> <td>84,361</td> <td>19,455</td> <td>908</td> </tr> <tr> <td><b>SW Total</b></td> <td><b>287,500</b></td> <td><b>335,045</b></td> <td><b>379,357</b></td> <td><b>91,857</b></td> <td><b>3,027</b></td> </tr> </tbody> </table> <p><b>Table 2.1: Housing Units and Land Requirements 2010-2022</b></p> <p><b>Source: Regional Planning Guidelines (2010) * including Mallow Hub and ** including brownfield sites in the city</b></p> <p>The guidelines have provided net land requirements based on the population, household and housing estimates. The gross land requirements in terms of hectares required will have to be calculated by each local authority, based on applicable densities in different areas, availability of existing brownfield sites, together with an additional allowance for headroom, to allow for choice, sequencing and other local factors, using the calculation in line with the Development Plan Guidelines.</p>	Panning Areas	2010	2016	2022	Diff	Ha	Cork Gateway	127,749	153,000	182,044	54,295	1,279	Greater Cork Area*	46,472	50,317	54,160	7,688	372	Kerry Linked Hub	33,541	39,855	46,239	12,698	604	Northern Area	37,993	43,885	46,186	8,193	369	Western Area	41,745	47,989	50,729	8,983	404	<b>SW Total</b>	<b>287,500</b>	<b>335,045</b>	<b>379,357</b>	<b>91,857</b>	<b>3,027</b>							Local Authorities	2010	2016	2022	Diff	Ha	Cork City	52,377	62,730	74,638	22,261	318**	Cork County	170,217	196,314	220,358	50,141	1,802	Kerry County	64,906	76,001	84,361	19,455	908	<b>SW Total</b>	<b>287,500</b>	<b>335,045</b>	<b>379,357</b>	<b>91,857</b>	<b>3,027</b>	
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<b>2.3 Growth and Development in County Cork</b>																																																																																
CS.02.03.01	<p><u>Vary Paragraph 2.2.6 to include additional text (highlighted in bold). The paragraph will now read as follows:</u></p> <p>The base year for the growth targets in this plan is the year 2006. This year has been chosen because it is the most recent census year. This makes the assessment of recent trends, immediately prior to the 2006 census, relatively straightforward. It also corresponds closely to the time when the initial land use survey work for this new plan was being carried out and other relevant socio-economic information is also available for this year to facilitate comparison. <b>However, it is not possible to adapt the plan in relation to changes that have come about since the global and national downturn in 2008. The first real opportunity to consider the effects of these changes will be after the publication of the 2011 census in 2012 at the earliest.</b></p>	16																																																																														
CS.02.03.02	<p><u>Insert additional text after paragraph 2.2.11. This new paragraph will read as follows:</u></p> <p>Since 2008 a marked economic down-turn has seriously disrupted the strongly positive pattern of economic and social change that had emerged in Ireland since the mid-1990's. The medium-long term effects of this on the economy and demographics of the state are difficult to predict with any degree of reliability. When International and National conditions stabilise and when the results of the 2011 Census are known it may be appropriate to reconsider some of the assumptions on which earlier targets</p>	16																																																																														

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	are based. The Planning and Development Act 2000 requires that this County Development Plan must be consistent with the Regional Planning Guidelines for the south West Region and any revision to the population targets for the county can only be undertaken as a reflection of a revision to the RPG.																																	
CS.02.03.02	<p><u>Insert additional text in paragraph 2.3.17. This new paragraph will read as follows:</u></p> <p>A complementary approach has been adopted in the development of the population and household targets for this plan, <b>which have been developed to reflect the annual growth rates proposed in the South West Regional Planning Guidelines, taking account of the 2020 horizon year used in this plan.</b> The aim has been to recognise that the higher overall rates of growth experienced in recent years may continue throughout the period of this plan, rather than relying on the lower, long-term trends-based methodologies used in previous plans, so that the shortages of infrastructure capacity and development land supply that have, to an extent, overshadowed previous plans can, perhaps, be avoided during the life of this plan.</p>	21																																
CS.03.03.0	<p><u>Insert additional text, after paragraph 2.2.22, outlining the requirement for Housing Development and Housing Land Supply and Housing Yield. This additional text will read as follows:</u></p> <p><b>Requirement for Housing Development</b></p> <p>Table 2.5 summarises the estimated requirement for new housing likely to arise in each of the Strategic Planning Areas (SPA's) in order to accommodate the population and household targets set out in Tables 2.3 and 2.4.</p> <p>Planned Housing Units for 2006-2020 is based on the household growth target for the same period plus a 15% allowance for vacancies. The Joint Housing Strategy prepared by the Cork City and County Councils prepared in 2008 recommended a 30% allowance for vacancies, reflecting market conditions prevailing at that time. The lower level of 15% used in the preparation of this 'Core Strategy' is in line with the Regional Planning Guidelines for the South West 2010 and, perhaps better reflects current market conditions. Planned Housing Units 2010-2020 is calculated pro-rata from the Housing Units 2006-2020.</p> <p><b>Table 2.5: Anticipated Strategic Housing Requirements 2006-2020</b></p> <table border="1" data-bbox="379 1576 1259 2007"> <thead> <tr> <th></th> <th>Household Growth 06-2020</th> <th>Planned Housing Units (2006-2020)</th> <th>Planned Housing Units (2010-2020)</th> </tr> </thead> <tbody> <tr> <td><b>County Metropolitan SPA</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Main Towns</td> <td>30,686</td> <td>35,289</td> <td><b>25,206</b></td> </tr> <tr> <td>    Villages and Rural</td> <td>8,120</td> <td>9,338</td> <td>6,670</td> </tr> <tr> <td>    <b>Total</b></td> <td><b>38,805</b></td> <td><b>44,627</b></td> <td><b>31,876</b></td> </tr> <tr> <td><b>CASP Ring SPA</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Main Towns</td> <td>9,530</td> <td>10,960</td> <td><b>7,829</b></td> </tr> <tr> <td>    Villages and Rural</td> <td>5,207</td> <td>5,988</td> <td>4,277</td> </tr> </tbody> </table>		Household Growth 06-2020	Planned Housing Units (2006-2020)	Planned Housing Units (2010-2020)	<b>County Metropolitan SPA</b>				Main Towns	30,686	35,289	<b>25,206</b>	Villages and Rural	8,120	9,338	6,670	<b>Total</b>	<b>38,805</b>	<b>44,627</b>	<b>31,876</b>	<b>CASP Ring SPA</b>				Main Towns	9,530	10,960	<b>7,829</b>	Villages and Rural	5,207	5,988	4,277	21
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	<b>Total</b>	<b>14,737</b>	<b>16,947</b>	<b>12,105</b>	
	<b>North SPA</b>				
	Main Towns	3,149	3,621	<b>2,586</b>	
	Villages and Rural	3,150	3,622	2,587	
	<b>Total</b>	<b>6,299</b>	<b>7,244</b>	<b>5,174</b>	
	<b>West SPA</b>				
	Main Towns	3,866	4,446	<b>3,176</b>	
	Villages and Rural	3,864	4,444	3,174	
	<b>Total</b>	<b>7,731</b>	<b>8,890</b>	<b>6,350</b>	
	<b>County Towns</b>	<b>47,231</b>	<b>54,316</b>	<b>38,797</b>	
	<b>County Villages and Rural</b>	<b>20,341</b>	<b>23,392</b>	<b>16,708</b>	
	<b>COUNTY TOTAL</b>	<b>67,571</b>	<b>77,708</b>	<b>55,505</b>	
	<b><i>Housing Land Supply and Housing Yield</i></b>				
	<p>In County Cork, zoned land to meet future needs for new housing is identified in 10 Electoral Area Local Area Plans and in the Town Development Plans prepared for the nine Town Council areas that benefit from full planning authority status.<sup>1</sup> Careful management of the overall supply of land in the County presents difficulties because it requires close cooperation between a total of 10 planning authorities. Although, in the past, each planning authority has sometimes taken a different approach to the zoning of land for future housing development, generally, land is either zoned solely or mainly for residential development or is zoned for mixed-use development including a housing component.</p> <p>In this Core Strategy two important assumptions have been made in order to help estimate the quantity of future housing likely to be built, or 'housing yield' on land zoned solely or mainly for residential development. These assumptions are as follows:</p> <ul style="list-style-type: none"> <li>• Because of topographical and other conditions prevalent in many parts of the County, the gross area of individual parcels of zoned land has been reduced by 10% for the purpose of estimating the quantity of new housing likely to be constructed; and</li> <li>• To reflect the range of densities likely to be achieved in the different locations within each SPA, the following densities have been applied to the net areas of zoned land: <ul style="list-style-type: none"> <li>○ County Metropolitan SPA = 25 dwellings/hectare</li> <li>○ CASP Ring, North and West SPA's = 20 dwellings/ha</li> </ul> </li> </ul> <p>Generally, where zonings for mixed-use development including a housing component are concerned, a specific figure for the number of dwellings likely to be built is given in the relevant Local Area Plan or Town Development Plan and in this Core Strategy this figure has been used in order to assess the likely future housing yield from the development.</p> <p>In villages within County Cork, the Local Area plans adopted in 2011 do not include zoned land for housing. Each village has a development boundary and the plan</p>				

<sup>1</sup> Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen & Youghal.

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	<p>indicates the number of dwellings that it is expected to be developed up to the year 2020. These numbers have been used for the purpose of assessing housing yield.</p> <p>Table 2.6 summarises the estimated gross housing yield arising from current Town Development Plans and the Local Area Plans adopted by Cork County Council in 2011.</p> <p>In Table 2.6 'Gross Housing Yield to 2020' is calculated by applying the assumptions set out in paragraph 2.3.31 to the land zoned for future development in the Draft Local Area Plans published by the County Council in November 2010 and intended for adoption in July 2011. 'Net Housing Yield to 2015' is an estimate of the housing yield from land zoned for development including housing in the Draft Local Area Plans which is either serviced or considered likely to be serviced and free of other major constraints, within the review period of this development plan. In effect, this represents the first phase of future development in the County. Land not included in this phase is unlikely to be developed before the review of this plan falls due and will necessitate the provision of significant infrastructure.</p> <p><b>Table 2.6: Land Zoned For Housing Development and Estimated Yield (2010-2020)</b></p> <table border="1" data-bbox="338 887 1209 2004"> <thead> <tr> <th colspan="6" data-bbox="338 887 1209 958">Housing Yield</th> </tr> <tr> <th data-bbox="338 958 550 1137" rowspan="2"></th> <th colspan="4" data-bbox="550 958 1018 1030">Gross Housing Yield to 2020</th> <th data-bbox="1018 958 1209 1137" rowspan="2">Net Housing Yield to 2015</th> </tr> <tr> <th data-bbox="550 1030 667 1137">Town Councils (ha)</th> <th data-bbox="667 1030 783 1137">County Area (units)</th> <th data-bbox="783 1030 900 1137">Mixed Use (units)</th> <th data-bbox="900 1030 1018 1137">Total Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="338 1137 550 1234"><b>County Metropolitan SPA</b></td> <td data-bbox="550 1137 667 1234"></td> <td 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1541"></td> <td data-bbox="783 1482 900 1541"></td> <td data-bbox="900 1482 1018 1541"><b>18,903</b></td> <td data-bbox="1018 1482 1209 1541"><b>8,411</b></td> </tr> <tr> <td data-bbox="338 1541 550 1579"><b>North SPA</b></td> <td data-bbox="550 1541 667 1579"></td> <td data-bbox="667 1541 783 1579"></td> <td data-bbox="783 1541 900 1579"></td> <td data-bbox="900 1541 1018 1579"></td> <td data-bbox="1018 1541 1209 1579"></td> </tr> <tr> <td data-bbox="338 1579 550 1617">Total Main Towns</td> <td data-bbox="550 1579 667 1617">252</td> <td data-bbox="667 1579 783 1617">5,080</td> <td data-bbox="783 1579 900 1617"></td> <td data-bbox="900 1579 1018 1617">5,080</td> <td data-bbox="1018 1579 1209 1617">3,386</td> </tr> <tr> <td data-bbox="338 1617 550 1655">Villages</td> <td data-bbox="550 1617 667 1655"></td> <td data-bbox="667 1617 783 1655"></td> <td data-bbox="783 1617 900 1655"></td> <td data-bbox="900 1617 1018 1655">1,377</td> <td data-bbox="1018 1617 1209 1655">1377</td> </tr> <tr> <td data-bbox="338 1655 550 1713"><b>Total North</b></td> <td data-bbox="550 1655 667 1713"></td> <td data-bbox="667 1655 783 1713"></td> <td data-bbox="783 1655 900 1713"></td> <td data-bbox="900 1655 1018 1713"><b>6,457</b></td> <td data-bbox="1018 1655 1209 1713"><b>4,763</b></td> </tr> <tr> <td data-bbox="338 1713 550 1751"><b>West SPA</b></td> <td data-bbox="550 1713 667 1751"></td> <td data-bbox="667 1713 783 1751"></td> <td data-bbox="783 1713 900 1751"></td> <td data-bbox="900 1713 1018 1751"></td> <td data-bbox="1018 1713 1209 1751"></td> </tr> <tr> <td data-bbox="338 1751 550 1789">Total Main Towns</td> <td data-bbox="550 1751 667 1789">372</td> <td data-bbox="667 1751 783 1789">7,420</td> <td data-bbox="783 1751 900 1789"></td> <td data-bbox="900 1751 1018 1789"><b>7,420</b></td> <td data-bbox="1018 1751 1209 1789">1,466</td> </tr> <tr> <td data-bbox="338 1789 550 1827">Villages</td> <td data-bbox="550 1789 667 1827"></td> <td data-bbox="667 1789 783 1827"></td> <td data-bbox="783 1789 900 1827"></td> <td data-bbox="900 1789 1018 1827">2,175</td> <td data-bbox="1018 1789 1209 1827">65</td> </tr> <tr> <td data-bbox="338 1827 550 1886"><b>Total West</b></td> <td data-bbox="550 1827 667 1886"></td> <td data-bbox="667 1827 783 1886"></td> <td data-bbox="783 1827 900 1886"></td> <td data-bbox="900 1827 1018 1886"><b>9,595</b></td> <td data-bbox="1018 1827 1209 1886"><b>1,531</b></td> </tr> <tr> <td data-bbox="338 1886 550 1944"><b>Total Towns</b></td> <td data-bbox="550 1886 667 1944"><b>1,586</b></td> <td data-bbox="667 1886 783 1944"><b>33,677</b></td> <td data-bbox="783 1886 900 1944"><b>30,300</b></td> <td data-bbox="900 1886 1018 1944"><b>63,977</b></td> <td data-bbox="1018 1886 1209 1944"><b>27,527</b></td> </tr> </tbody> </table>	Housing Yield							Gross Housing Yield to 2020				Net Housing Yield to 2015	Town Councils (ha)	County Area (units)	Mixed Use (units)	Total Units	<b>County Metropolitan SPA</b>						Main Towns	393	9,835	25,800	<b>35,635</b>	15,019	Villages				1,934	774	<b>Total Metropolitan</b>				<b>37,569</b>	<b>15,793</b>	<b>CASP Ring SPA</b>						Main Towns	569	11,382	4,500	15,882	7,656	Villages				3,021	755	<b>Total CASP</b>				<b>18,903</b>	<b>8,411</b>	<b>North SPA</b>						Total Main Towns	252	5,080		5,080	3,386	Villages				1,377	1377	<b>Total North</b>				<b>6,457</b>	<b>4,763</b>	<b>West SPA</b>						Total Main Towns	372	7,420		<b>7,420</b>	1,466	Villages				2,175	65	<b>Total West</b>				<b>9,595</b>	<b>1,531</b>	<b>Total Towns</b>	<b>1,586</b>	<b>33,677</b>	<b>30,300</b>	<b>63,977</b>	<b>27,527</b>	
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Variation Ref.	Proposed Variation					Page No.																																		
	<b>Total Villages</b>			<b>8,507</b>	<b>2,971</b>																																			
	<b>TOTAL</b>			<b>72,524</b>	<b>30,498</b>																																			
	<p>The zoned land in the towns together with estimates of the yield from villages and mixed use zones amount to a total of 72,524 housing units in the county (2010-2020). Comparing this housing yield (supply) total with the housing requirement as shown in Table 2.5, there is more than sufficient housing yield from the land zoned, across the County as a whole, to cater for an adequate market choice of development land. The main challenge for the future will be to manage the implementation of the housing yield through the timely provision of infrastructure.</p> <p>Table 2.7 compares the summaries of likely future housing requirement presented in table 2.5 with the summary of estimated housing yield set out in Table 2.6</p> <p style="text-align: center;"><b>Table 2.7: Anticipated Housing Requirement &amp; Housing Supply</b></p> <table border="1" data-bbox="325 831 1262 1529"> <thead> <tr> <th data-bbox="325 831 512 1088" rowspan="2"></th> <th colspan="2" data-bbox="512 831 860 949">Phase 1 2010-2015</th> <th colspan="2" data-bbox="860 831 1262 949">Phase 1 &amp; 2 2010-2020</th> </tr> <tr> <th data-bbox="512 949 691 1088">Housing Requirement (Units)</th> <th data-bbox="691 949 860 1088">Net Housing Yield to 2015</th> <th data-bbox="860 949 1059 1088">Housing Requirement (Units)</th> <th data-bbox="1059 949 1262 1088">Gross Housing Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="325 1088 512 1189"><b>Metropolitan SPA</b></td> <td data-bbox="512 1088 691 1189">15,938</td> <td data-bbox="691 1088 860 1189">15,793</td> <td data-bbox="860 1088 1059 1189">31,876</td> <td data-bbox="1059 1088 1262 1189"><b>37,569</b></td> </tr> <tr> <td data-bbox="325 1189 512 1290"><b>CASP Ring SPA</b></td> <td data-bbox="512 1189 691 1290">6,053</td> <td data-bbox="691 1189 860 1290">8,411</td> <td data-bbox="860 1189 1059 1290">12,105</td> <td data-bbox="1059 1189 1262 1290"><b>18,903</b></td> </tr> <tr> <td data-bbox="325 1290 512 1357"><b>North SPA</b></td> <td data-bbox="512 1290 691 1357">2,587</td> <td data-bbox="691 1290 860 1357">4,763</td> <td data-bbox="860 1290 1059 1357">5,174</td> <td data-bbox="1059 1290 1262 1357"><b>6,457</b></td> </tr> <tr> <td data-bbox="325 1357 512 1424"><b>West SPA</b></td> <td data-bbox="512 1357 691 1424">3,175</td> <td data-bbox="691 1357 860 1424">1,531</td> <td data-bbox="860 1357 1059 1424">6,350</td> <td data-bbox="1059 1357 1262 1424"><b>9,595</b></td> </tr> <tr> <td data-bbox="325 1424 512 1529"><b>Total County</b></td> <td data-bbox="512 1424 691 1529"><b>27,753</b></td> <td data-bbox="691 1424 860 1529"><b>30,498</b></td> <td data-bbox="860 1424 1059 1529"><b>55,505</b></td> <td data-bbox="1059 1424 1262 1529"><b>72,524</b></td> </tr> </tbody> </table> <p data-bbox="312 1599 1278 1908">Across the County as whole, for the period 2010-2020, the housing yield indicated in Table 2.7 exceeds the likely future requirement for housing by about 30% and provides for a market choice in housing development land (or headroom) in line with the Development Plan Guidelines issued in 2007. The key challenge will be to secure the provision of infrastructure, in line with this Core Strategy, so that this land can be brought forward for development. If any additional headroom is required, particularly in the CASP area, the Hub Town of Mallow will have an important role to play. The Special Local Area Plan for Mallow identifies land with longer term potential for development that could be brought forward if required.</p> <p data-bbox="312 1924 1278 2013">In the shorter term (Phase 1 in Table 2.7) the key challenge is to secure the delivery of current plans for short/medium term investment in infrastructure. In particular, maintaining the pace of infrastructure delivery in the 'Gateway' Metropolitan SPA is</p>						Phase 1 2010-2015		Phase 1 & 2 2010-2020		Housing Requirement (Units)	Net Housing Yield to 2015	Housing Requirement (Units)	Gross Housing Yield	<b>Metropolitan SPA</b>	15,938	15,793	31,876	<b>37,569</b>	<b>CASP Ring SPA</b>	6,053	8,411	12,105	<b>18,903</b>	<b>North SPA</b>	2,587	4,763	5,174	<b>6,457</b>	<b>West SPA</b>	3,175	1,531	6,350	<b>9,595</b>	<b>Total County</b>	<b>27,753</b>	<b>30,498</b>	<b>55,505</b>	<b>72,524</b>	
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	critical to the delivery of the National Spatial Strategy and to the economic recovery of the region as a whole. The low level of housing yield for Phase 1 in the West SPA reflects the immediate infrastructure issues that this area faces. Failure to improve the pace of infrastructure delivery here risks the main towns of the area failing to achieve planned goals and could lead to acceleration in demand for unplanned housing in often sensitive rural areas.	
<b>2.4 Overall Economic Strategy</b>		
CS.02.04.01	<p><i><u>Insert additional text after Table 2.4. This paragraph shall read as follows.</u></i></p> <p>The core strategy supports the economic development strategy of the county in Chapter 5, which identifies a network of strategic employment areas that provide a balance in economic development and employment across the county as a whole and promote sustainable locations in close proximity to places of residence and community facilities that are efficiently connected to sustainable infrastructural services.</p>	22
CS.02.04.02	<p><i><u>Insert additional text after Table 2.4, outlining the Councils Strategy on retail Planning. This paragraph shall read as follows.</u></i></p> <p><b>Retail Planning</b></p> <p>The objectives regarding the management of retail development in County Cork are contained in Chapter 5 of this Development Plan and the Cork Planning Authorities Joint Retail Strategy. These objectives provide the policy and implementation framework which translates national Retail Planning Guidelines into regional and countywide policy objectives.</p> <p>The designation of settlements by Cork County Council in the Core Strategy, the Settlement Hierarchy and the retail policies of this Development Plan aligns with the defined retail hierarchy and estimates of the requirements for future retail floorspace provision as set out in the joint Cork Retail Strategy. The objectives in Chapter 5 of this Development Plan further translate the retail policies as identified in the joint Retail Strategy into specific policy objectives for County Cork.</p> <p>In terms of particular settlements the Joint Retail Strategy sets out a Retail Hierarchy and this is defined in Table 5.6 as contained in Chapter 5. In terms of this hierarchy Cork City is intended as the primary retail centre for the County with supporting retail located in the city suburbs. These are designated as District Centres and are intended to provide for future retail expansion in both comparison and convenience terms.</p> <p>The towns in the metropolitan area have significant retail centres that are located in Middleton, Blarney, Ballincollig and Carrigaline and it is intended that these should be expanded over the course of the Development Plan. The new settlement of Monard will also be a key retail expansion area. Other settlements such as Carrigtwohill, Cobh and Glanmire will be expanded in line with intended population growth. Mallow is expected to grow significantly in line with its role as a Hub town and other towns such as Fermoy, Mitchelstown, Bandon, Youghal, Kinsale and Macroom have potential for moderate population related expansion. The remaining county towns generally serve a well defined rural catchment area and are also expected to grow moderately. These include Charleville, Millstreet, Kanturk, Newmarket, Dunmanway, Bandon, Bantry, Skibbereen, Castletownbere and Schull. Below this level are</p>	22

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	<p>numerous Local Retail Centres contained in key villages and villages and these are intended to provide day to day retail for their immediate catchments.</p> <p>The Joint Retail Strategy outlines the need for additional retail floor space within the retail hierarchy areas as shown in Table 5.7 in Chapter 5. These figures are intended as general guidelines to planning authorities for the provision of both convenience and comparison retail.</p>	
<b>2.5 Key Planning and Sustainable Development Goals</b>		
CS.02.05.01	<p><i>Delete paragraph 2.4.16 and Table 2.5 and replace with the following;</i></p> <p>Table 2.10 sets out the population targets for the County Metropolitan Strategic Planning Area for the period 2006 to 2020. The table shows that the population targets for this strategic planning area reflects the critical strategic role within the Cork 'Gateway'. This underlines the importance to the County Metropolitan area (Gateway) of the additional population growth that it will attract as a result of the implementation of the Regional Planning Guidelines (RPG 2010) and achieving the spatial distribution of population recommended by CASP and the CASP Update (2008).</p> <p>The table below also shows the housing requirement for the period 2010-2020 for each main settlement based on a pro-rata calculation from 2006-2020. The table then provides an estimate of housing yield based on the land zoned in the Electoral Area Local Area Plans (2011), using the densities recommended in the government guidelines on Sustainable Residential Development as a point of comparison.</p>	27

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	<b>Table 2.10: Metropolitan SPA – Population and Housing</b>						
	<b>Metropolitan SPA</b>	<b>Population Target 2020</b>	<b>Population Increase (06-20)</b>	<b>Phase 1 2010-2015</b>		<b>Phases 1 &amp; 2 2010-2020</b>	
				<b>Housing Requirement</b>	<b>Net Potential Yield</b>	<b>Housing Requirement</b>	<b>Gross Potential Yield</b>
	Cork North Environs	9,031	4,299	910	356	1,821	3,395
	Cork South Environs	30,102	100	1,013	3,200	2,026	4,423
	Ballincollig	21,430	5,670	1,495	1,213	2,991	5,348
	Blarney	7,533	5,133	976	1,146	1,953	2,885
	Carrigaline	14,066	1,231	653	2,525	1,306	2,673
	Carrigtwohill	12,012	9,230	1,679	3,293	3,358	3,370
	Cobh	14,543	3,240	943	500	1,886	1,848
	Glanmire	10,788	2,403	708	281	1,416	1,513
	Midleton	23,735	13,687	2,663	2,505	5,326	4,273
	Monard	7,788	7,788	1,347	0	2,694	5,000
	Passage West	5,286	83	215	0	430	910
	<b>Total Main Towns</b>	<b>156,314</b>	<b>52,864</b>	<b>12,603</b>	<b>15,019</b>	<b>25,206</b>	<b>35,635</b>
	<b>Villages + Rural</b>	<b>59,926</b>	<b>10,253</b>	<b>3,335</b>	<b>774</b>	<b>6,670</b>	<b>1,934</b>
	<b>Total County Metropolitan</b>	<b>216,240</b>	<b>63,117</b>	<b>15,938</b>	<b>15,793</b>	<b>31,876</b>	<b>37,569</b>
CS.02.05.02	<p><i>Delete paragraph 2.4.22 and Table 2.6 and replace with the following, which will be located after paragraph 2.4.29:</i></p> <p>Table 2.11 sets out the population targets for the County CASP Ring Strategic Planning Area for the period 2006 to 2020. The table shows that the population targets for this strategic planning area reflects the critical strategic role within the County as identified in the Regional Planning Guidelines (RPG 2010) and achieving the spatial distribution of population recommended by CASP and the CASP Update (2008).</p> <p>The table below also shows the housing requirement for the period 2010-2020 for each main settlement based on a pro-rata calculation from 2006-2020. The table then provides an estimate of housing yield based on the land zoned in the Electoral Area Local Area Plans (2011), using the densities recommended in the government guidelines on Sustainable Residential Development as a point of comparison. This comparison between housing requirement and housing yield from land supply in the strategic planning area ensures that sufficient land is provided for the future requirement for residential development in the respective planning area.</p>						31

Variation Ref.	Proposed Variation						Page No.																																																																													
	<p data-bbox="336 333 1118 367"><b>Table 2.11: CASP Ring SPA – Population and Housing 2010-2020</b></p> <table border="1" data-bbox="328 412 1246 976"> <thead> <tr> <th data-bbox="328 412 496 479"></th> <th data-bbox="496 412 639 479"></th> <th data-bbox="639 412 759 479"></th> <th colspan="2" data-bbox="759 412 879 479">Phase 1 2010-2015</th> <th colspan="2" data-bbox="879 412 1246 479">Phases 1&amp; 2 2010-2020</th> </tr> <tr> <th data-bbox="328 479 496 595"></th> <th data-bbox="496 479 639 595">Population Target 2020</th> <th data-bbox="639 479 759 595">Population Increase (06-20)</th> <th data-bbox="759 479 879 595">Housing Requirement</th> <th data-bbox="879 479 999 595">Net Potential Yield</th> <th data-bbox="999 479 1118 595">Housing Requirement</th> <th data-bbox="1118 479 1246 595">Gross Potential Yield at 20d/ha</th> </tr> </thead> <tbody> <tr> <td data-bbox="328 595 496 629">*Bandon</td> <td data-bbox="496 595 639 629">7,379</td> <td data-bbox="639 595 759 629">1,557</td> <td data-bbox="759 595 879 629">469</td> <td data-bbox="879 595 999 629">1235</td> <td data-bbox="999 595 1118 629">938</td> <td data-bbox="1118 595 1246 629">1,940</td> </tr> <tr> <td data-bbox="328 629 496 663">*Fermoy</td> <td data-bbox="496 629 639 663">7,442</td> <td data-bbox="639 629 759 663">1,569</td> <td data-bbox="759 629 879 663">473</td> <td data-bbox="879 629 999 663">700</td> <td data-bbox="999 629 1118 663">945</td> <td data-bbox="1118 629 1246 663">2,078</td> </tr> <tr> <td data-bbox="328 663 496 696">*Kinsale</td> <td data-bbox="496 663 639 696">4,519</td> <td data-bbox="639 663 759 696">420</td> <td data-bbox="759 663 879 696">228</td> <td data-bbox="879 663 999 696">828</td> <td data-bbox="999 663 1118 696">455</td> <td data-bbox="1118 663 1246 696">1,014</td> </tr> <tr> <td data-bbox="328 696 496 730">*Macroom</td> <td data-bbox="496 696 639 730">4,351</td> <td data-bbox="639 696 759 730">798</td> <td data-bbox="759 696 879 730">276</td> <td data-bbox="879 696 999 730">274</td> <td data-bbox="999 696 1118 730">551</td> <td data-bbox="1118 696 1246 730">1,218</td> </tr> <tr> <td data-bbox="328 730 496 763">*Mallow</td> <td data-bbox="496 730 639 763">20,000</td> <td data-bbox="639 730 759 763">9,759</td> <td data-bbox="759 730 879 763">1,979</td> <td data-bbox="879 730 999 763">3,382</td> <td data-bbox="999 730 1118 763">3,957</td> <td data-bbox="1118 730 1246 763">8,258</td> </tr> <tr> <td data-bbox="328 763 496 797">*Youghal</td> <td data-bbox="496 763 639 797">8,309</td> <td data-bbox="639 763 759 797">1,524</td> <td data-bbox="759 763 879 797">491</td> <td data-bbox="879 763 999 797">1,237</td> <td data-bbox="999 763 1118 797">982</td> <td data-bbox="1118 763 1246 797">1,374</td> </tr> <tr> <td data-bbox="328 797 496 853"><b>Total Main Towns</b></td> <td data-bbox="496 797 639 853"><b>52,000</b></td> <td data-bbox="639 797 759 853"><b>15,627</b></td> <td data-bbox="759 797 879 853"><b>3,914</b></td> <td data-bbox="879 797 999 853"><b>7,656</b></td> <td data-bbox="999 797 1118 853"><b>7,829</b></td> <td data-bbox="1118 797 1246 853"><b>15,882</b></td> </tr> <tr> <td data-bbox="328 853 496 909"><b>Villages and Rural</b></td> <td data-bbox="496 853 639 909">69,760</td> <td data-bbox="639 853 759 909">1,078</td> <td data-bbox="759 853 879 909">2,139</td> <td data-bbox="879 853 999 909">755</td> <td data-bbox="999 853 1118 909">4,277</td> <td data-bbox="1118 853 1246 909">3,021</td> </tr> <tr> <td data-bbox="328 909 496 965"><b>Total CASP Ring</b></td> <td data-bbox="496 909 639 965"><b>121,760</b></td> <td data-bbox="639 909 759 965"><b>16,705</b></td> <td data-bbox="759 909 879 965"><b>6,053</b></td> <td data-bbox="879 909 999 965"><b>8,411</b></td> <td data-bbox="999 909 1118 965"><b>12,105</b></td> <td data-bbox="1118 909 1246 965"><b>18,903</b></td> </tr> </tbody> </table>									Phase 1 2010-2015		Phases 1& 2 2010-2020			Population Target 2020	Population Increase (06-20)	Housing Requirement	Net Potential Yield	Housing Requirement	Gross Potential Yield at 20d/ha	*Bandon	7,379	1,557	469	1235	938	1,940	*Fermoy	7,442	1,569	473	700	945	2,078	*Kinsale	4,519	420	228	828	455	1,014	*Macroom	4,351	798	276	274	551	1,218	*Mallow	20,000	9,759	1,979	3,382	3,957	8,258	*Youghal	8,309	1,524	491	1,237	982	1,374	<b>Total Main Towns</b>	<b>52,000</b>	<b>15,627</b>	<b>3,914</b>	<b>7,656</b>	<b>7,829</b>	<b>15,882</b>	<b>Villages and Rural</b>	69,760	1,078	2,139	755	4,277	3,021	<b>Total CASP Ring</b>	<b>121,760</b>	<b>16,705</b>	<b>6,053</b>	<b>8,411</b>	<b>12,105</b>	<b>18,903</b>	
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CS.02.05.03	<p data-bbox="328 1133 1262 1200"><u>Delete Table 2.7 and insert additional text , which will be located after paragraph 2.4.37. The additional text and the new table will read as follows:</u></p> <p data-bbox="328 1223 1262 1290">Table 2.12 sets out the population targets for the North Cork Strategic Planning Area for the period 2010 to 2020.</p> <p data-bbox="328 1312 1262 1581">The table below also shows the housing requirement for the period 2010-2020 for each main settlement based on a pro-rata calculation from 2006-2020. The table then provides an estimate of housing yield based on the land zoned in the Electoral Area Local Area Plans (2011), using the densities recommended in the government guidelines on Sustainable Residential Development as a point of comparison. This comparison between housing requirement and housing yield from land supply in the strategic planning area ensures that sufficient land is provided for the future requirement for residential development in the respective planning area.</p>						36																																																																													

Variation Ref.	Proposed Variation						Page No.
	<b>Table 2.12: North SPA – Population and Housing 2010-2020</b>						
			Phase 1 2010-2015		Phase 1 & 2 2010-2020		
	<b>Population Target 2020</b>	<b>Population Increase (06-20)</b>	<b>Housing Requirement</b>	<b>Net Potential Yield</b>	<b>Housing Requirement</b>	<b>Gross Potential Yield</b>	
	Buttevant	1,501	587	128	540	255	
	Charleville	4,925	1,941	420	1,142	841	
	Kanturk	2,400	485	138	504	276	
	Millstreet	1,756	355	101	0	202	
	Mitchelstown	5,346	1,981	438	1000	876	
	Newmarket	1,189	240	69	200	137	
	<b>Total Main Towns</b>	<b>17,117</b>	<b>5,589</b>	<b>1,293</b>	<b>3,386</b>	<b>2,586</b>	
	<b>Villages and Rural</b>	36,768	1,868	1,294	1377	2,587	
	<b>Total North</b>	<b>53,885</b>	<b>7,457</b>	<b>2,587</b>	<b>4,763</b>	<b>5,174</b>	
CS.02.05.04	<p><i>Delete table 2.8 and insert additional text , which will be located after paragraph 2.4.45. The additional text and the new table will read as follows:</i></p> <p>Table 2.13 sets out the population targets for the West Cork Strategic Planning Area for the period 2010 to 2020. The table shows that the population targets for this strategic planning area reflects the critical strategic role within the County as identified in the Regional Planning Guidelines (RPG 2010) and achieving the spatial distribution of population recommended by CASP and the CASP Update (2008).</p> <p>The table below also shows the housing requirement for the period 2010-2020 for each main settlement based on a pro-rata calculation from 2006-2020. The table then provides an estimate of housing yield based on the land zoned in the Electoral Area Local Area Plans (2011), using the densities recommended in the government guidelines on Sustainable Residential Development as a point of comparison. This comparison between housing requirement and housing yield from land supply in the strategic planning area ensures that sufficient land is provided for the future requirement for residential development in the respective planning area.</p>						38

Variation Ref.	Proposed Variation						Page No.
<b>Table 2.13: West SPA – Population &amp; Housing 2010-2020</b>							
			Phase 1 2010-2015		Phase 1 & 2 2010-2020		
	<b>Population Target 2020</b>	<b>Population Increase (06-20)</b>	<b>Housing Requirement</b>	<b>Net Potential Yield</b>	<b>Housing Requirement</b>	<b>Gross Potential Yield</b>	
Bantry	5,484	2,175	468	468	936	2,140	
Castletownbere	1,439	571	123	0	246	760	
Clonakilty	7,218	3,064	645	645	1,290	1,920	
Dunmanway	1,976	454	121	121	241	660	
Schull	748	172	46	46	91	280	
Skibbereen	3,035	697	186	186	371	1,660	
<b>Total Main Towns</b>	<b>19,900</b>	<b>7,133</b>	<b>1,588</b>	<b>1,466</b>	<b>3,176</b>	<b>7,420</b>	
<b>Villages and Rural</b>	46,569	11,669	1,587	65	3,174	2,175	
<b>Total West</b>	<b>66,469</b>	<b>18,802</b>	<b>3,175</b>	<b>1,531</b>	<b>6,350</b>	<b>9,595</b>	

## Section 3 Amendments by Chapter to Volume 1 of the Plan.

Variation Ref	Proposed Variation	Page No.										
<b>Proposed amendments to Chapter 3 – Settlements.</b>												
SET.03.01.01	<u>Amend Table 3.1: Strategic Planning Areas in County Cork, to omit reference to Tower as a main settlement.</u>	41										
	<table border="1"> <thead> <tr> <th>Strategic Planning Area</th> <th>Settlements</th> </tr> </thead> <tbody> <tr> <td><b>County Metropolitan Strategic Planning Area</b></td> <td>City Environs (North and South) Ballincollig Blarney Carrigaline Carrigtwohill Cobh Glanmire Midleton Passage West <del>Tower</del></td> </tr> <tr> <td><b>CASP Ring Strategic Planning Area</b></td> <td>Bandon Fermoy Kinsale Macroom Mallow Youghal</td> </tr> <tr> <td><b>West Strategic Planning Area</b></td> <td>Bantry Castletownbere Clonakilty Dunmanway Schull Skibbereen</td> </tr> <tr> <td><b>North Strategic Planning Area</b></td> <td>Buttevant Charleville Kanturk Millstreet Mitchelstown Newmarket</td> </tr> </tbody> </table>		Strategic Planning Area	Settlements	<b>County Metropolitan Strategic Planning Area</b>	City Environs (North and South) Ballincollig Blarney Carrigaline Carrigtwohill Cobh Glanmire Midleton Passage West <del>Tower</del>	<b>CASP Ring Strategic Planning Area</b>	Bandon Fermoy Kinsale Macroom Mallow Youghal	<b>West Strategic Planning Area</b>	Bantry Castletownbere Clonakilty Dunmanway Schull Skibbereen	<b>North Strategic Planning Area</b>	Buttevant Charleville Kanturk Millstreet Mitchelstown Newmarket
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<b>West Strategic Planning Area</b>	Bantry Castletownbere Clonakilty Dunmanway Schull Skibbereen											
<b>North Strategic Planning Area</b>	Buttevant Charleville Kanturk Millstreet Mitchelstown Newmarket											
SET.03.01.02	Amend figure 3.1. Network of Settlements including Employment Centres to include reference to Island Communities.	42										
SET.03.01.03	<u>Amend text of paragraph 3.1.12 as follows:</u>  3.1.12 The Guidelines on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in <del>December 2008</del> <b>May 2009</b> 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	43										

Variation Ref	Proposed Variation	Page No.				
	<p>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:</p>					
SET.03.02.01	<p><u>Amend Text of Paragraph 3.2.1 of the Plan to omit reference to Tower as a main settlement</u></p> <p><del>3.2.1</del> The Metropolitan Towns, formally known as ‘Satellite towns’ lie within the County Metropolitan Area around the city and its hinterland. The main towns, which it includes, are Cork City and its Environs, together with the Metropolitan Towns of <b><u>Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Midleton and Passage West.</u></b> and <del>Tower.</del></p>	44				
SET.03.02.02	<p><u>Delete Objective SET 2-13 (Tower) , paragraphs 3.2.54 and 3.2.55, Table 3.12 Population and Households estimates for Tower and Figure 3.12 Tower Strategic Diagram, as Tower is not longer a main settlement</u></p> <p><del><b>Tower:</b></del></p> <table border="1" data-bbox="327 1099 1163 1355"> <thead> <tr> <th colspan="2" data-bbox="327 1099 1163 1211">Development Plan Objectives: <del>Tower</del></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1211 459 1355">SET 2-13</td> <td data-bbox="459 1211 1163 1355">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.</td> </tr> </tbody> </table> <p><del>3.1.1. 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 has given guidance on the scale of future growth and the Blarney Electoral Area Local Area Plan will make provision for local employment services and 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.</del></p> <p><del>3.1.2. The 2006 Housing Land Availability Study identified sufficient land in Tower to build about 332 units.</del></p>	Development Plan Objectives: <del>Tower</del>		SET 2-13	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.	62
Development Plan Objectives: <del>Tower</del>						
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Variation Ref	Proposed Variation	Page No.																				
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SET.03.03.01	<p data-bbox="325 640 1265 734"><i>Delete references to Clonakilty SLAP and insert additional text making reference to the non statutory Greater Clonakilty Area Strategic Plan (GCASP) in Para 3.3.53 as follows:</i></p> <p data-bbox="325 786 1257 880"><i>Consideration will be given to the urgent 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.</i></p> <p data-bbox="325 931 1257 1155"><b><u>Given the strategic importance of Clonakilty Town for the County and the West Cork Strategic Planning Area in particular, it is considered important to articulate a strategic long term vision for the town and its hinterland into the future. Therefore, having regard to the above and considering the value of preparing a strategic document to serve the hinterland area a Greater Clonakilty Area Strategic Plan (GCASP) with a 20 year horizon up to 2030 will be prepared and shall be subject to screening for SEA and HDA.</u></b></p>	86																				
SET.03.05.01	<p data-bbox="325 1238 1217 1301"><i>Amend paragraph 3.5.1 of the Plan to refer to the inclusion of Island Communities within the Settlement Network</i></p> <p data-bbox="325 1339 1254 1563">3.5.1 In order to help strengthen rural villages and other settlements that are the primary focus for the development of rural areas and the provision of key services, it is important that a network of these settlements is established in the Local Area Plans. This will create a balanced framework for public and private sector investment in housing, community facilities, employment, infrastructure and public transport. The network of settlements in the County's rural areas is made up of key villages, <b><u>Island Communities</u></b>, villages, village nuclei, and other locations.</p>	95																				
SET.03.05.02	<p data-bbox="325 1635 927 1662"><i>Insert new paragraph after paragraph 3.5.1 as follows:</i></p> <p data-bbox="325 1686 1265 1921"><b><u>The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued in May 2009 provide guidance on the appropriate scale of development for the villages and recognise the role of local area plans in establishing the appropriate scale of overall development, and of any individual housing scheme, for villages. The importance of respecting the scale and grain of existing development within the context of an overall development boundary is also recognised. Theses issues will be addressed in the Local Area Plans.</u></b></p>	95																				

Variation Ref	Proposed Variation	Page No.				
SET.03.05.03	<p><i>Amend existing paragraph 3.5.2 as follows:</i></p> <p>3.5.2. 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 <del>and of 10-12 number of detached dwellings</del> <b>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. The number of dwellings provided shall not exceed 10-12 number detached dwellings, or such lower number as appropriate as established by reference to the target set for the size of individual housing schemes, indicated in the relevant Local Area Plan.</b> <del>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.</del></p>	95				
SET.03.05.04	<p><i>Insert a new heading, paragraph and objective after SET 4-7 on page 96 as follows:</i></p> <p style="text-align: center;"><b><u>West Cork Island Communities</u></b></p> <p><b><u>3.5.4The West Cork Islands given their unique and diverse character, their isolation from other settlements and the level of existing services provided are a distinctive element within the area, and add to the overall amenities of the area for locals and visitors alike. In many cases they have similar characteristics to a key village. Therefore in order to properly reflect their importance within the settlement network they are now categorised as West Cork Island Communities. This designation will better encompass the full range and diversity of the West Cork Islands. In supporting the protection of the islands, environmental considerations should be taken into account, including biodiversity, geodiversity, archaeology and landscape considerations.</u></b></p> <table border="1" data-bbox="327 1400 1161 1982"> <thead> <tr> <th colspan="2" data-bbox="327 1400 1161 1503" style="background-color: #4F81BD; color: white; text-align: center;"> <b>Development Plan Objectives: The Role of West Cork Island Communities</b> </th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1503 459 1982" style="vertical-align: top;"><b><u>SET 4-8</u></b></td> <td data-bbox="459 1503 1161 1982"> <p><b><u>Support island communities in their sustainable economic, social and cultural development, to preserve and enhance their unique cultural, linguistic, built and natural heritage and support viable socio-economic island communities in order that the permanent population will be sustained and further increased.</u></b></p> <p><b><u>All new development shall ensure the protection and enhancement of biodiversity generally. Projects initiated through this objective within or adjacent to Natura 2000 sites may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on Natura 2000 sites.</u></b></p> </td> </tr> </tbody> </table>	<b>Development Plan Objectives: The Role of West Cork Island Communities</b>		<b><u>SET 4-8</u></b>	<p><b><u>Support island communities in their sustainable economic, social and cultural development, to preserve and enhance their unique cultural, linguistic, built and natural heritage and support viable socio-economic island communities in order that the permanent population will be sustained and further increased.</u></b></p> <p><b><u>All new development shall ensure the protection and enhancement of biodiversity generally. Projects initiated through this objective within or adjacent to Natura 2000 sites may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on Natura 2000 sites.</u></b></p>	96
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Variation Ref	Proposed Variation	Page No.				
<b>Proposed changes to Chapter 4– Rural, Coastal and Islands.</b>						
RCI.04.08.01	<p><u>Amend Wording of RCI 8-11(b) as follows:</u></p> <table border="1" data-bbox="405 479 1206 1294" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" data-bbox="405 479 1206 577" style="background-color: #4F81BD; color: white; text-align: center;">Development Plan Objectives: Greenbelt Objectives</th> </tr> </thead> <tbody> <tr> <td data-bbox="405 577 552 1294" style="text-align: center; vertical-align: middle;">RCI 8-11</td> <td data-bbox="552 577 1206 1294"> <p><b>Greenbelts Around Settlements</b></p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. <b><u>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</u></b></p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) The local area plans will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses.</p> </td> </tr> </tbody> </table>	Development Plan Objectives: Greenbelt Objectives		RCI 8-11	<p><b>Greenbelts Around Settlements</b></p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. <b><u>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</u></b></p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) The local area plans will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses.</p>	115
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RCI.04.18.01	<p><u>2) Insert new paragraphs after Para 4.18.5, page 130.</u></p> <p><b><u>Para 4.18.6 The West Cork Islands Integrated Development Strategy, 2010 has been prepared in order to addresses the physical, economic, social and cultural development of the West Cork Islands of Oileán Chléire, Bere, Whiddy, Dursey, Long, Sherkin and Heir and sets out a framework of objectives and actions for the next 10+ years, with a view to making the islands a better place in which to live, work, visit and do business.</u></b></p> <p><b><u>Para 4.18.7 The key strategic objectives for the West Cork Islands identified by the strategy are:</u></b></p> <p><b><u>“To protect and enhance the islands’ valuable physical characteristics, landscapes and environments and to ensure that new development providing for improvements in the infrastructural, transport, economic, housing and recreational needs of residents and visitors occurs in a sustainable and integrated manner that is appropriate to the circumstances of the islands”</u></b></p> <p><b><u>“To maintain vibrant island economies, focusing on the skills and resources</u></b></p>	130				

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	<p><b><u>available on the islands and acknowledging the benefits of mixed activities in island settings</u></b>  <b><u>“To retain and support island populations, and ensure access to essential social and community facilities and services is available at an appropriate level”</u></b>  <b><u>“To improve appreciation of the cultural significance of the Islands including island traditions, architectural, archaeological, maritime, and military heritage whilst also expanding the awareness of the Arts and the Irish Language within each community”</u></b></p>			
RCI.04.18.02	<p><u>Delete Objective RCI 18-4(b), page 131</u></p> <table border="1" data-bbox="328 734 1166 1061"> <tr> <td data-bbox="328 734 464 1061">RCI 18-7</td> <td data-bbox="464 734 1166 1061"> <p><b>Islands in the Local Area Plans</b>  <del>(a)</del> 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.  <del>(b)</del> It is an objective to undertake a review of the West Cork Islands Study.</p> </td> </tr> </table>	RCI 18-7	<p><b>Islands in the Local Area Plans</b>  <del>(a)</del> 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.  <del>(b)</del> It is an objective to undertake a review of the West Cork Islands Study.</p>	131
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RCI.04.18.03	<p><u>Insert new Objective RCI 18-7 after RCI 18-6, page 131.</u></p> <table border="1" data-bbox="328 1196 1166 1494"> <tr> <td data-bbox="328 1196 464 1494">RCI 18-7</td> <td data-bbox="464 1196 1166 1494"> <p><b><u>It is an objective to encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010, where these are compatible with other objectives and policies of the County Development Plan, the Regional Planning Guidelines and any Natura 2000 designation.</u></b></p> </td> </tr> </table>	RCI 18-7	<p><b><u>It is an objective to encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010, where these are compatible with other objectives and policies of the County Development Plan, the Regional Planning Guidelines and any Natura 2000 designation.</u></b></p>	132
RCI 18-7	<p><b><u>It is an objective to encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010, where these are compatible with other objectives and policies of the County Development Plan, the Regional Planning Guidelines and any Natura 2000 designation.</u></b></p>			
<b>Proposed changes to Chapter 5 – Economy and Employment.</b>				
ECO.05.03.01	<p><u>Delete the following text from paragraph 5.3.2</u></p> <p>“5.3.2 In providing for new areas of economic development in the plan, priority should be given for the need to provide a choice of locations to the investor (for land zoned for industry, enterprise, <del>and commercial/retail</del>) and a choice of transport modes for the employee. It is particularly important that new development should be located within existing settlements to encourage economic diversification and networking between related businesses, enhance the degree of employment choice and provide at least some opportunities for travel to work by public transport.”</p> <p><b>and to add the following text to paragraph 5.3.2 to read as follows:</b></p>	152		

Variation Ref	Proposed Variation	Page No.
	<p>“5.3.2 In providing for new areas of economic development in the plan, priority should be given for the need to provide a choice of locations to the investor (for land zoned for industry, enterprise, <b>business and retail</b>) and a choice of transport modes for the employee. It is particularly important that new development should be located within existing settlements to encourage economic diversification and networking between related businesses, enhance the degree of employment choice and provide at least some opportunities for travel to work by public transport.”</p>	
ECO.05.03.0 2	<p><u>Delete the following text from paragraph 5.3.3 (p152):</u></p> <p>“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.</p> <p><u>and to add the following text to paragraph 5.3.3 to read as follows:</u></p> <p>“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, <b>Business and</b> Retail development. Business Parks, which can offer diversity in employment type, size and setting, can be included under each of these land uses.”</p>	152
ECO.05.03.0 3	<p><u>Delete the following text from paragraph 5.3.7 (p153):</u></p> <p>“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. <del>Small to</del> Medium scale industrial development, <del>which include the provision of incubator units,</del> 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, <del>and</del> 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 the 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.</p> <p><u>and to add the following text to paragraph 5.3.7 to read as follows:</u></p> <p>“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. Medium <b>to large</b> scale industrial developments, should generally be located in the Integrated, District and Local Employment Centres. These areas should cater for manufacturing (those</p>	153

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	<p>activities that create noise, vibrations, smells, fumes, smoke, soot, ash dust or grit), repairs, <b>medium to large scale</b> warehousing <b>and</b> 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 the 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.</p>					
<p>ECO.05.03.04</p>	<p><b><u>Amend the text of Objective ECON 3-1 (a) to read as follows, ECON 3-1 (b) and (c) will remain unchanged:</u></b></p> <table border="1" data-bbox="384 831 1091 1391"> <tr> <td colspan="2" data-bbox="384 831 1091 927" style="background-color: #4F81BD; color: white; text-align: center;">                     Development Plan Objectives:  <b>Industry</b> </td> </tr> <tr> <td data-bbox="384 927 496 1391" style="text-align: center; vertical-align: middle;">                     ECON 3-1                 </td> <td data-bbox="496 927 1091 1391" style="background-color: #D9E1F2;"> <p style="text-align: center;"><b>Appropriate Uses In Industrial Areas</b></p> <p>(a) It is an objective of the County Development Plan to promote the development of industrial areas as the primary location for uses that include manufacturing, repairs, <b>medium to large scale</b> warehousing <b>and</b> distribution, open storage and waste materials treatment and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged.</p> </td> </tr> </table>	Development Plan Objectives: <b>Industry</b>		ECON 3-1	<p style="text-align: center;"><b>Appropriate Uses In Industrial Areas</b></p> <p>(a) It is an objective of the County Development Plan to promote the development of industrial areas as the primary location for uses that include manufacturing, repairs, <b>medium to large scale</b> warehousing <b>and</b> distribution, open storage and waste materials treatment and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged.</p>	<p>153</p>
Development Plan Objectives: <b>Industry</b>						
ECON 3-1	<p style="text-align: center;"><b>Appropriate Uses In Industrial Areas</b></p> <p>(a) It is an objective of the County Development Plan to promote the development of industrial areas as the primary location for uses that include manufacturing, repairs, <b>medium to large scale</b> warehousing <b>and</b> distribution, open storage and waste materials treatment and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged.</p>					
<p>ECO.05.03.05</p>	<p><b><u>Delete the following text from paragraph 5.3.12:</u></b></p> <p>“5.3.12 Enterprise Development, <del>is the term used to describe</del> a broad range of economic and employment generating developments <del>that</del>, like industry, rely on process-oriented activities to produce goods and services. However, in contrast to industry, these uses require high quality environmental conditions and tend to locate where there is access to appropriately skilled labour markets and along public transport corridors (suburban rail network) rather than near sources of raw materials or market areas.”</p> <p><b><u>and to add the following text to paragraph 5.3.12 to read as follows:</u></b></p> <p><b><u>Defining Enterprise Development</u></b></p> <p>“5.3.12 <b><u>A new land use category has been identified to protect an appropriate supply of land for future</u></b> Enterprise Development, <del>that</del> broad range of economic and employment generating developments <b><u>which</u></b>, like industry, rely on process-</p>	<p>158</p>				

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	<p>oriented activities to produce goods and services. However, in contrast to industry, these uses require high quality environmental conditions and tend to locate where there is access to appropriately skilled labour markets and along public transport corridors (suburban rail network) rather than near sources of raw materials or market areas.”</p>	
ECO.05.03.0 6	<p><b><u>Delete the following paragraphs 5.4.76 and 5.4.77:</u></b></p> <p><b><u>General Offices</u></b></p> <p><del>5.4.76 There are two kinds of general offices: those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. (often called retail offices) and those that are not visited frequently by the general public (such as ‘back-offices’, certain consultancies, etc.). The preferred locations for general offices are city or town centres and suburban centres.</del></p> <p><del>5.4.77 In certain circumstances where suitable city or town centre locations are not available, some non-retail general offices may be located at enterprise locations (see objective ECON 3-12). Retail offices however should be located in city or town centres.</del></p> <p><b><u>and replace with the following paragraphs, 5.3.21 and 5.3.22 to be read as follows;</u></b></p> <p><b><u>General Offices</u></b></p> <p><u>5.3.21 There are two kinds of general offices: those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. (often called retail offices) and those that are not visited frequently by the general public (such as ‘back-offices’, certain consultancies, etc.). The preferred locations for general offices are city or town centres and suburban centres.</u></p> <p><u>5.3.22 In certain circumstances where suitable city or town centre locations are not available, some non-retail general offices may be located at enterprise or business locations (see objective ECON 3-12 and ECON 3-16). Retail offices however should be located in city or town centres.</u></p>	182

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ECO.05.03.07	<p><b><u>Delete the following text from Objective ECON 3-12:</u></b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"><b>Development Plan Objectives: Enterprise Areas</b></p> <p><b>Enterprise Areas</b></p> <p><del>(a)</del> It is an objective to promote the development of Enterprise Areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in industrial areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Strategic Planning Area, Mallow and Clonakilty Integrated Employment Centres but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centres. <del>Non-retail commercial uses will be considered, provided that the area as a whole generally remains in enterprise uses.</del></p> <p>(b) It is an objective to have a range of enterprise areas across the County in accordance with the hierarchy of employment centres and these will be determined in the Local Area Plans.</p> <p><del>(c)</del> Having regard to the provisions of the EU Block Exemption dated 1st October, 2002, the Council considers it necessary to make provision for the possible location of car showroom (auto mall) developments within Enterprise Areas.</p> <p><del>(d)</del> Car showrooms (auto malls) may be located in Enterprise Areas subject to a full assessment of the supply of car showrooms in the general area and the overall scale and design of the proposed development, together with the proximity to the National Primary Routes and/or centres of population, provided that any such development will not be detrimental to the enterprise area.</p> </div> <p>ECON 3-12</p>	160



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	<p><b><u>and replace with the following Objective ECON 3-12 to be read as follows:</u></b></p> <table border="1" data-bbox="411 389 1181 1438"> <thead> <tr> <th data-bbox="411 389 552 497">Development Enterprise Areas</th> <th data-bbox="552 389 778 497">Plan</th> <th data-bbox="778 389 1181 497">Objectives:</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 497 552 1438">ECON 3-12</td> <td colspan="2" data-bbox="552 497 1181 1438"> <p><b>Enterprise Areas</b></p> <p>(a) It is an objective to promote the development of Enterprise Areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in industrial <b>and business</b> areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Strategic Planning Area, Mallow and Clonakilty Integrated Employment Centres but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centres.</p> <p>(b) It is an objective to have a range of enterprise areas across the County in accordance with the hierarchy of employment centres and these will be determined in the Local Area Plans.</p> </td> </tr> </tbody> </table>	Development Enterprise Areas	Plan	Objectives:	ECON 3-12	<p><b>Enterprise Areas</b></p> <p>(a) It is an objective to promote the development of Enterprise Areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in industrial <b>and business</b> areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Strategic Planning Area, Mallow and Clonakilty Integrated Employment Centres but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centres.</p> <p>(b) It is an objective to have a range of enterprise areas across the County in accordance with the hierarchy of employment centres and these will be determined in the Local Area Plans.</p>		
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ECO.05.03.08	<p><b><u>Include the following new paragraphs 5.3.23 to 5.3.25 and new objectives ECON 3-15 and ECON 3-16:</u></b></p> <p><b><u>Business Development</u></b></p> <p>5.3.23 <u>In order to better reflect the more sophisticated economy that has developed in recent years and eliminate or reduce unnecessary uncertainty for those seeking to carry out economic or employment related development a new land use category of Business Development is now included in this plan .</u></p> <p><b><u>Appropriate Uses in Business Areas</u></b></p> <p>5.3.24 <u>The purpose of this new business zoning is to facilitate opportunities for a range of appropriate employment generating uses in a good quality physical environment. Uses that can be considered in these business areas include</u></p>	159						

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	<p><u>light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.</u></p> <p>5.3.25 <u>In some circumstances, it will be appropriate to manage the range of uses that can be accommodated in business areas. Specific objectives for certain areas, set out in the Electoral Area Local Area Plans, will identify the appropriate type of business uses that can be permitted in those areas.</u></p> <table border="1" data-bbox="376 786 1214 1653"> <thead> <tr> <th colspan="2" data-bbox="376 786 1214 891">Development Plan Objectives: Business Development</th> </tr> </thead> <tbody> <tr> <td data-bbox="376 891 512 1122">ECON 3-15</td> <td data-bbox="512 891 1214 1122"> <p><u>Business Development</u></p> <p><u>It is an objective to facilitate the development of the wider business sector by providing a choice of locations for business developments in accessible areas served by appropriate water and wastewater infrastructure and where possible, by public transport or proposed public transport links.</u></p> </td> </tr> <tr> <td data-bbox="376 1122 512 1653">ECON 3-16</td> <td data-bbox="512 1122 1214 1653"> <p><u>Appropriate Uses in New Business Areas</u></p> <p><u>It is an objective to promote the development of New Business Areas as the primary locations for the development of employment uses such as light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.</u></p> </td> </tr> </tbody> </table>	Development Plan Objectives: Business Development		ECON 3-15	<p><u>Business Development</u></p> <p><u>It is an objective to facilitate the development of the wider business sector by providing a choice of locations for business developments in accessible areas served by appropriate water and wastewater infrastructure and where possible, by public transport or proposed public transport links.</u></p>	ECON 3-16	<p><u>Appropriate Uses in New Business Areas</u></p> <p><u>It is an objective to promote the development of New Business Areas as the primary locations for the development of employment uses such as light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.</u></p>	
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ECON 3-16	<p><u>Appropriate Uses in New Business Areas</u></p> <p><u>It is an objective to promote the development of New Business Areas as the primary locations for the development of employment uses such as light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.</u></p>							
ECO.05.04.01	<p><b><u>Delete the following text in paragraph 5.4.58:</u></b></p> <p><del><b>5.4.58 It is intended that new town centre development should take place on suitable lands which are generally located on specific areas within or adjoining existing town centres.</b></del>—Appropriate uses will primarily include shops, food supermarkets, housing, civic buildings and offices, banks &amp; other retail financial services, professional practices, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.</p> <p><b><u>and to add the following text to paragraph 5.3.2 to read as follows:</u></b></p>	179						

Variation Ref	Proposed Variation	Page No.				
	<p>5.4.58 <b>Where sites are identified for town centre expansion, development should take place on suitable lands which are generally located on specific areas within or adjoining existing town centres.</b> Appropriate uses will normally include shops, food supermarkets, housing, civic buildings and offices, banks &amp; other retail financial services, professional practices, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.</p>					
<p>ECO.05.04.0 2</p>	<p><b><u>Amend Objective ECON 4-14 to include the following text:</u></b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"><b>Development Plan Objectives: Town and Neighbourhood Centres</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="text-align: center;"><b>Appropriate Uses: Town and Neighbourhood Centres</b></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">ECON 4-14</td> <td> <p>(a) It is an objective to promote the development of <b>the expanded</b> town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</p> <p>(b) It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.</p> </td> </tr> </tbody> </table> </div>		<b>Appropriate Uses: Town and Neighbourhood Centres</b>	ECON 4-14	<p>(a) It is an objective to promote the development of <b>the expanded</b> town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</p> <p>(b) It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.</p>	<p>181</p>
	<b>Appropriate Uses: Town and Neighbourhood Centres</b>					
ECON 4-14	<p>(a) It is an objective to promote the development of <b>the expanded</b> town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</p> <p>(b) It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.</p>					
<p>ECO.05.04.0 3</p>	<p><b><u>Delete the following sections, paragraphs 5.4.72 to 5.4.84 and objectives ECON 4-17, 4-18, 4-19 and 4-20:</u></b></p> <p><b><u>Definitions of Commercial Development</u></b></p> <p>5.4.72. Like retailing, the commercial sector contributes significantly to the pattern of employment and is an important source of access to goods and services. Many commercial activities have traditionally been located within or close to town centres. In such locations, they continue to contribute to the vitality and importance of our town centres.</p> <p>5.4.73 However, in some cases, the nature of the business itself is not appropriate to town centre locations. This may be because the products sold to businesses are very bulky or the services provided by this sector are of specialised interest to certain business sectors rather than of general interest to the public.</p> <p>5.4.74 Over many years, it has clearly been appropriate to make some provision for this type of business outside town centres where this will not affect the overall vitality of the town centre. Indeed, it has proved beneficial to allow some of these uses to form small clusters of related commercial</p>	<p>181-184</p>				

Variation Ref	Proposed Variation	Page No.						
	<p>uses, reducing the need for unnecessary journeys.</p> <p><del>5.4.75 In this Plan, it is important to ensure that this sector is allowed to expand with a choice of location either in town centres or on appropriate sites elsewhere. However, where a proposal provides goods or services to a significant number of visiting members of the public it will clearly be appropriate for it to be located within a town centre.</del></p> <p><b>General Offices</b></p> <p><del>5.4.76. There are two kinds of general offices: those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. (often called retail offices) and those that are not visited frequently by the general public (such as ‘back offices’, certain consultancies, etc.). The preferred locations for general offices are city or town centres and suburban centres.</del></p> <p><del>5.4.77 In certain circumstances where suitable city or town centre locations are not available, some non-retail general offices may be located at enterprise locations (see objective ECON 3-12). Retail offices however should be located in city or town centres.</del></p> <table border="1" data-bbox="327 1030 1163 1727"> <thead> <tr> <th colspan="2" data-bbox="327 1030 1163 1137">Development Plan Objectives: <b>Commerce</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1137 480 1368">ECON 4-17</td> <td data-bbox="480 1137 1163 1368"> <p><b>Land for Commerce</b></p> <p>It is an objective to ensure the provision of adequate land for new commercial development in town, neighbourhood and village centres and in other appropriate locations, principally in the main towns but also in other settlements throughout the County.</p> </td> </tr> <tr> <td data-bbox="327 1368 480 1727">ECON 4-18</td> <td data-bbox="480 1368 1163 1727"> <p><b>Location of Commerce Development</b></p> <p>Where new commercial development will provide goods or services to significant numbers of visiting members of the public, then it should be located within an existing town, neighbourhood or village centre or on land zoned for such a purpose. Where goods or services are not provided to significant numbers of visiting members of the public the development may be located in areas zoned for primarily commercial uses not forming part of a town, neighbourhood or village centre.</p> </td> </tr> </tbody> </table> <p><del>5.4.78. Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotels, public houses, and limited forms of retailing. Some established areas may also contain other uses including industry, warehousing, and even a housing element, although these may not always sit well with the general pattern of other uses.</del></p> <p><del>5.4.79. Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited</del></p>	Development Plan Objectives: <b>Commerce</b>		ECON 4-17	<p><b>Land for Commerce</b></p> <p>It is an objective to ensure the provision of adequate land for new commercial development in town, neighbourhood and village centres and in other appropriate locations, principally in the main towns but also in other settlements throughout the County.</p>	ECON 4-18	<p><b>Location of Commerce Development</b></p> <p>Where new commercial development will provide goods or services to significant numbers of visiting members of the public, then it should be located within an existing town, neighbourhood or village centre or on land zoned for such a purpose. Where goods or services are not provided to significant numbers of visiting members of the public the development may be located in areas zoned for primarily commercial uses not forming part of a town, neighbourhood or village centre.</p>	
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Variation Ref	Proposed Variation	Page No.				
	<p><del>forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. Other non retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses may also be appropriate.</del></p> <p><del>5.4.80. Inappropriate development in these areas often poses a threat to both appropriate commercial uses and other established areas. For example, convenience shopping or general office uses here, could well threaten the viability of a nearby town or neighbourhood centre. Industrial uses could result in bad neighbour problems for appropriate commercial uses.</del></p> <p><del>5.4.81. Commercial areas require a measure of protection from new development (or proposals to intensify or expand existing development) that would either threaten or be incompatible with the overall commercial function of the area. It is important to prevent the expansion or intensification of existing uses that would be more appropriate elsewhere (e.g. in town or neighbourhood centres or in industrial areas). This would allow uses that are compatible with, or reinforce, the commercial function of the area as a whole to be fostered.</del></p> <p><b><i>New Commercial Areas</i></b></p> <p><del>5.4.82 With new development, opportunities should be taken to improve access for pedestrians, public transport, and large delivery vehicles and to secure overall amenity improvements. Where possible, several related uses should be grouped together in one location so that the number of car trips can be kept to a minimum.</del></p> <p><del>5.4.83. Proposals, particularly those involving retail uses, will need to be assessed in relation to a number of considerations, including the Joint Retail Strategy as outlined in Section 5.4 and their impact on the vibrancy and importance of town and neighbourhood centres.</del></p> <p><del>5.4.84. By their nature, proposals for these areas involve large scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles. The application of high standards of design and landscaping is essential, if this kind of development is to be successfully assimilated into its surroundings. If poorly located or provided with inadequate car parking it can lead to substantial congestion.</del></p> <table border="1" data-bbox="467 1615 1174 2018"> <tr> <th colspan="2" data-bbox="467 1615 1174 1720">Development Plan Objectives: <b>Commercial and Retail</b></th> </tr> <tr> <td data-bbox="467 1720 596 2018"> <p><del>ECON 4-19</del></p> </td> <td data-bbox="596 1720 1174 2018"> <p><b><del>Appropriate Uses in Commercial Areas</del></b></p> <p><del>(a) It is an objective to promote the development of commercial areas as the primary locations for uses including wholesale, business service uses, the sale of motor vehicles and other non retail uses for which there is a specific requirement in the locality, such as</del></p> </td> </tr> </table>	Development Plan Objectives: <b>Commercial and Retail</b>		<p><del>ECON 4-19</del></p>	<p><b><del>Appropriate Uses in Commercial Areas</del></b></p> <p><del>(a) It is an objective to promote the development of commercial areas as the primary locations for uses including wholesale, business service uses, the sale of motor vehicles and other non retail uses for which there is a specific requirement in the locality, such as</del></p>	
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Variation Ref	Proposed Variation		Page No.				
		<p>petrol filling stations, hotels or public houses.</p> <p>(b) Retail uses will not normally be encouraged in commercial areas except where they:</p> <ul style="list-style-type: none"> <li>• involve the sale of bulky goods unsuitable to be carried away by pedestrians and</li> <li>• will not adversely affect the vitality of any town or neighbourhood centre.</li> </ul>					
ECO.05.04.04		<p><del>ECON 4-20</del></p> <p><b>Commercial Areas: Car Parking, Design &amp; Access</b></p> <p>It is an objective to ensure that the likely demand for car parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.</p>	184-185				
	<p><b><u>Delete the following paragraph 5.4.85 and Objective ECON 4-21:</u></b></p> <p><i>Special Use Areas</i></p> <p><i>5.4.85 "Special use areas are those areas that do not conform to the primary land use categories and are opportunity sites for mixed land use development. Usually, these sites are large scale and generally warrant the production of a master plan for the future development of the site before any development proposals are made to the Local Area Plan. The Local Area Plans and Special Local Area Plans will continue to identify these Special Use Areas for mixed use developments."</i></p> <table border="1" data-bbox="438 1321 1209 1809"> <thead> <tr> <th colspan="2" data-bbox="438 1321 1209 1438"><b>Development Plan Objectives: Special Uses</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="438 1438 531 1809"><b>ECON 4-21</b></td> <td data-bbox="531 1438 1209 1809"> <p><b>Special Uses</b></p> <p>It is an objective to recognise that there are a small number of opportunity sites within the urban areas of the County. These areas can be suitable for mixed use development usually based on a theme such as tourism or a unique business opportunity that does not conform to the normal land use zoning requirements. Where necessary a master plan shall be produced before any formal planning application is made for the development.</p> </td> </tr> </tbody> </table> <p><b><u>and replace with the following text and objective as follows:</u></b></p> <p><b><u>Special Policy Areas</u></b></p> <p>5.4.85 Special policy areas are those areas that do not conform to the primary land-</p>		<b>Development Plan Objectives: Special Uses</b>		<b>ECON 4-21</b>	<p><b>Special Uses</b></p> <p>It is an objective to recognise that there are a small number of opportunity sites within the urban areas of the County. These areas can be suitable for mixed use development usually based on a theme such as tourism or a unique business opportunity that does not conform to the normal land use zoning requirements. Where necessary a master plan shall be produced before any formal planning application is made for the development.</p>	
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Variation Ref	Proposed Variation	Page No.				
	<p><u>use categories and can be categorised as either opportunity sites for mixed land-use development or areas which require specific policy to protect the unique characteristics of the particular area. These sites comprise of both greenfield and brownfield sites and are large-scale, strategic or sometimes sensitive in nature (e.g. involving the conversion of historic buildings). Often these sites require the preparation of further guidance such as a masterplan, design brief or action plan before any development proposals are made to the local authority and these should be subject to SEA and HDA screening where appropriate. The Local Area Plans and Special Local Area Plans will continue to identify these Special Use Areas for mixed-use developments.</u></p> <table border="1" data-bbox="327 701 1190 1413"> <thead> <tr> <th colspan="2" data-bbox="327 701 1190 792">Development Plan Objectives: Special Policy Areas</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 792 443 1413"><u>ECON 4-21</u></td> <td data-bbox="443 792 1190 1413"> <p><b>Special Policy Areas</b></p> <p><u>It is an objective to recognise that there are a small number of sites within the urban areas of the County where the normal land-use zoning requirements do not apply. These can be subdivided into 3 distinct categories namely:</u></p> <ul style="list-style-type: none"> <li>a) <u>Areas suitable for mixed-use development (both brownfield and Greenfield sites) where the range of uses are outlined.</u></li> <li>b) <u>Areas suitable for mixed- use development where further study is required to guide the significant or strategic nature of the site. This will involve the preparation a master plan, design brief or area action plan before any formal planning application is made for the development. These should be subject to SEA and HDA screening where appropriate. .</u></li> <li>c) <u>Areas which require specific policy guidance to protect the unique characteristics of that particular area.</u></li> </ul> </td> </tr> </tbody> </table>	Development Plan Objectives: Special Policy Areas		<u>ECON 4-21</u>	<p><b>Special Policy Areas</b></p> <p><u>It is an objective to recognise that there are a small number of sites within the urban areas of the County where the normal land-use zoning requirements do not apply. These can be subdivided into 3 distinct categories namely:</u></p> <ul style="list-style-type: none"> <li>a) <u>Areas suitable for mixed-use development (both brownfield and Greenfield sites) where the range of uses are outlined.</u></li> <li>b) <u>Areas suitable for mixed- use development where further study is required to guide the significant or strategic nature of the site. This will involve the preparation a master plan, design brief or area action plan before any formal planning application is made for the development. These should be subject to SEA and HDA screening where appropriate. .</u></li> <li>c) <u>Areas which require specific policy guidance to protect the unique characteristics of that particular area.</u></li> </ul>	
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<b>Proposed Changes to Chapter 6. Transport &amp; Infrastructure</b>						
INF.06.05.01	<p><b><u>Amend text of paragraph 6.5.1 and 6.5.2 as follows:</u></b></p> <p><b>6.5 Water Supply, Wastewater and Drainage</b></p> <p><b>Overall Strategy</b></p> <p><b>6.5.1</b> In this Plan, the aim is to prioritise the provision of <b><u>appropriate and sustainable</u></b> water services infrastructure to complement the overall strategy for economic and population growth <b><u>and secure the objectives of the River Basin Management Plans and the protection of all Natura 2000 sites.</u></b> The intention will be to match water services infrastructure capacity in the main towns to the population targets identified for them in this Plan, so that a shortfall in the capacity of the infrastructure serving the towns does not inhibit their population growth or restrict the overall achievement of the County’s economic potential. Outside the towns, the overall objective of this Plan is to secure the development of</p>	238				

Variation Ref	Proposed Variation	Page No.				
	<p>the villages and rural areas at a scale that complements the planned population growth for the towns and takes account of the scale and character of the village itself, <b><u>and specific local priorities will be established in the local area plans. It is also an objective of the plan that all necessary water services infrastructure shall be provided and operational in advance of the commencement of any discharges to ensure that water quality in the receiving waters does not fall below legally required levels. Where such discharges occur within the catchment of the Munster Blackwater, the Upper Bandon River or the Ownagappal River, there shall be no net increase in Phosphates within the freshwater system.</u></b></p> <p>6.5.2 <b><u>Where any new or increased water abstractions are proposed from within the Blackwater River, Upper Bandon River or Glanmore Bog Special Areas of Conservation, they will need to be supported by an Appropriate Assessment. In addition, during the lifetime of this plan a wastewater and storm water plan will be produced for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species.</u></b></p> <p>Outside the towns, the overall objective of this Plan is to secure the development of the villages and rural areas at a scale that complements the planned population growth for the towns and takes account of the scale and character of the village itself. Within the villages and rural areas it is envisaged that the priorities for water services infrastructure provision will broadly follow the principles for the network of settlements set out in Chapter 3 but specific local priorities will be established in the Local Area Plans.</p>					
INF.06.05.02	<p><b><u>Amend wording of objectives INF 5-1, INF 5-2, INF 5-3, INF 5-4 and INF5-5 as follows</u></b></p> <table border="1" data-bbox="327 1417 1082 2018"> <tr> <th colspan="2" data-bbox="327 1417 1082 1525">Development Plan Objectives: Water Supply, Wastewater and Drainage</th> </tr> <tr> <td data-bbox="327 1525 472 2018">INF 5-1</td> <td data-bbox="472 1525 1082 2018"> <p><b><u>Water Supply, Wastewater and Drainage</u></b></p> <p>(a) It is an objective of this Plan to prioritise the provision of <b><u>appropriate and sustainable</u></b> water services infrastructure to complement the overall strategy for economic and population growth <b><u>and secure the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites.</u></b></p> <p>(b) <b><u>It is an objective of this plan to ensure that all necessary water services infrastructure shall be provided and operational in advance of the commencement of any discharges to ensure that</u></b></p> </td> </tr> </table>	Development Plan Objectives: Water Supply, Wastewater and Drainage		INF 5-1	<p><b><u>Water Supply, Wastewater and Drainage</u></b></p> <p>(a) It is an objective of this Plan to prioritise the provision of <b><u>appropriate and sustainable</u></b> water services infrastructure to complement the overall strategy for economic and population growth <b><u>and secure the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites.</u></b></p> <p>(b) <b><u>It is an objective of this plan to ensure that all necessary water services infrastructure shall be provided and operational in advance of the commencement of any discharges to ensure that</u></b></p>	239-241
Development Plan Objectives: Water Supply, Wastewater and Drainage						
INF 5-1	<p><b><u>Water Supply, Wastewater and Drainage</u></b></p> <p>(a) It is an objective of this Plan to prioritise the provision of <b><u>appropriate and sustainable</u></b> water services infrastructure to complement the overall strategy for economic and population growth <b><u>and secure the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites.</u></b></p> <p>(b) <b><u>It is an objective of this plan to ensure that all necessary water services infrastructure shall be provided and operational in advance of the commencement of any discharges to ensure that</u></b></p>					



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		<p><u>water quality in the receiving waters does not fall below legally required levels. Where such discharges occur within the catchment of the Munster Blackwater, the Upper Bandon River or the Ownagappal River,, there shall be no net increase in Phosphates within the freshwater system.</u></p> <p><u>(c) It is an objective of this Plan to ensure that any new or increased water abstractions from within the Blackwater River, Bandon River or Glanmore Bog Special Areas of Conservation are supported by an Appropriate Assessment.</u></p> <p><u>(d) It is an objective to prepare a wastewater and storm water plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species.</u></p> <p><b>(e) Subject to the provisions outlined above,</b> in the villages and rural areas, the objective will be to facilitate development at a pace that complements planned development in the towns and takes account of the scale and character of the village following the principles set out in Chapter 3 of this Plan. Specific local priorities will be established in Local Area Plans.</p>																	
	INF 5-2	<p><b><i>Water Services Infrastructure Provision – County Metropolitan Strategic Planning Area</i></b></p> <p><b>Subject to INF 5-1 above,</b> it is an objective of this Plan to secure and prioritise the phased provision of <b><u>appropriate and sustainable</u></b> water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations, <b><u>where possible,</u></b> by the year 2020 while also <b><u>securing the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites.</u></b></p> <table data-bbox="507 1778 874 2031"> <tbody> <tr> <td>Ballincollig</td> <td>21,430</td> </tr> <tr> <td>Blarney</td> <td>7,533</td> </tr> <tr> <td>Carrigaline</td> <td>14,066</td> </tr> <tr> <td>Carrigtwohill</td> <td>12,012*</td> </tr> <tr> <td>Cobh</td> <td>14,534</td> </tr> <tr> <td>Glanmire</td> <td>10,788</td> </tr> <tr> <td>Midleton</td> <td>23,735*</td> </tr> <tr> <td>Monard</td> <td>7,788</td> </tr> </tbody> </table>	Ballincollig	21,430	Blarney	7,533	Carrigaline	14,066	Carrigtwohill	12,012*	Cobh	14,534	Glanmire	10,788	Midleton	23,735*	Monard	7,788	
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Variation Ref	Proposed Variation		Page No.												
		Passage West 5,286 Tower <del>3,660</del>  *Derived from Special Local Area Plan.													
INF 5-3		<p><b>Water Services Infrastructure Provision – CASP Ring Strategic Planning Area</b></p> <p>Subject to INF 5-1 above, it is an objective of this Plan to secure and prioritise the phased provision of <b>appropriate and sustainable</b> water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations, <b>where possible</b>, by the year 2020 while also <b>securing the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites.</b></p> <table data-bbox="574 929 933 1131"> <tr><td>Mallow</td><td>20,000*</td></tr> <tr><td>Bandon</td><td>7,379</td></tr> <tr><td>Fermoy</td><td>7,442</td></tr> <tr><td>Kinsale</td><td>4,519</td></tr> <tr><td>Macroom</td><td>4,351</td></tr> <tr><td>Youghal</td><td>8,309</td></tr> </table> <p>*Derived from Mallow Special Local Area Plan.</p>	Mallow	20,000*	Bandon	7,379	Fermoy	7,442	Kinsale	4,519	Macroom	4,351	Youghal	8,309	
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INF 5-4		<p><b>Water Services Infrastructure Provision – North Strategic Planning Area</b></p> <p>Subject to INF 5-1 above, it is an objective of this Plan to secure and prioritise the phased provision of <b>appropriate and sustainable</b> water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations, <b>where possible</b>, by the year 2020 while also <b>securing the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites. In addition it is an objective to prepare a wastewater and storm water plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species.</b></p> <p>:</p> <table data-bbox="574 1915 933 2027"> <tr><td>Buttevant</td><td>1,501</td></tr> <tr><td>Charleville</td><td>4,925</td></tr> <tr><td>Kanturk</td><td>2,400</td></tr> </table>	Buttevant	1,501	Charleville	4,925	Kanturk	2,400							
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Millstreet	1,756														
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	INF 5-5	<p><b>Water Services Infrastructure Provision – West Strategic Planning Area</b></p> <p><b>Subject to INF 5-1 above,</b> it is an objective of this Plan to secure and prioritise the phased provision <b>of appropriate and sustainable</b> water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations, <b>where possible,</b> by the year 2020, while also <b>securing the objectives of the relevant River Basin Management Plan and the protection of all Natura 2000 sites:</b></p> <table border="0"> <tr> <td>Bantry</td> <td>5,484</td> </tr> <tr> <td>Castletownbere</td> <td>1,439</td> </tr> <tr> <td>Clonakilty</td> <td>7,218</td> </tr> <tr> <td>Dunmanway</td> <td>1,976</td> </tr> <tr> <td>Schull</td> <td>748</td> </tr> <tr> <td>Skibbereen</td> <td>3,035</td> </tr> </table> <p>N.B. The target populations in this objective take account of the most recent population targets for the South West Region issued in February 2007.</p>	Bantry	5,484	Castletownbere	1,439	Clonakilty	7,218	Dunmanway	1,976	Schull	748	Skibbereen	3,035	
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Skibbereen	3,035														
INF.06.05.03	INF 5-6	<p><b><u>Amend wording of objective INF 5-6 INF 5-8 as follows:</u></b></p> <div style="background-color: #0070C0; color: white; padding: 5px; text-align: center;"> <p>Development Plan Objectives: <b>Water Supply, Wastewater and Drainage</b></p> </div> <p><b>Water Supplies &amp; Wastewater Disposal</b></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, <b>in an</b></p>	244-245												

Variation Ref	Proposed Variation		Page No.
		<p><b>appropriate and sustainable way</b>, 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 <b>secure the objectives of the River Basin Management Plans and the protection of all Natura 2000 sites</b> and 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 waste water treatment facilities subject to sufficient capacity being available.</p> <p>(d) Where there is no public waste 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>	
	INF 5-7	<p><b>Drinking Water Quality</b></p> <p>It is an objective to ensure that all drinking water in the County complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and ground water supplies comply with the requirements of Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC.</p>	
	INF 5-8	<p><b>Protection of Quantity and Sources of Drinking Water</b></p> <p>(a) It is a general objective to conserve sources of drinking water and to minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity and other sources of pollution.</p> <p>(b) <b><u>Where any new or increased water abstractions are proposed from within the Blackwater River, Bandon River or Glanmore Bog Special Areas of Conservation they will need to be supported by an Appropriate Assessment.</u></b></p>	

Variation Ref	Proposed Variation	Page No.
<b>Proposed Changes to Chapter 8: Housing and Community Facilities</b>		
HOU.08.03.0 1	<p><b><u>Delete Para 8.3.5 and replace with new text</u></b></p> <p><del>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.</del></p> <p><b><u>The detailed zoning maps for all the main settlements are contained within the Local Area Plans and Special Local Area Plans and the density provisions of this Plan, as outlined in Objective HOU 3-1 will continue to apply.</u></b></p>	305
HOU.08.03.0 2	<p><b><u>Revise text of Para 8.3.6 and insert new text after Para 8.3.6, page 305.</u></b></p> <p><del>8.3.6 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</del> <b><u>main settlements</u></b> in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in <del>a small town or village</del> <b><u>main settlements</u></b> where services are available and within walking or cycling distance.</p> <p><b><u>8.3.7. The 'Sustainable Residential Development in Urban Areas' Guidelines provide guidance on the appropriate level of development for villages. In addition to identification of a development boundary, there are one or more general objectives in the Local Area Plans for each village setting out:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>The total number of new dwellings likely to be built in the village during the lifetime of the plan;</u></b></li> <li>• <b><u>Guidance on the maximum size of an individual development, taking account of the existing scale, 'grain' and character of the village and other relevant considerations;</u></b></li> </ul>	305

Variation Ref	Proposed Variation	Page No.																																			
HOU.08.03.03	<p><b>Revise text of Objective HOU 3-1(a) and (b) and Delete density standards for villages and other settlements as follows:</b></p> <table border="1" data-bbox="327 459 1204 1697"> <thead> <tr> <th colspan="5" data-bbox="327 459 1204 566">Development Plan Objectives: Housing Density-<u>Main Settlements</u></th> </tr> <tr> <td data-bbox="327 566 475 819">HOU 3-1</td> <td colspan="4" data-bbox="475 566 1204 819">(a)It is an objective, to encourage a steady increase in the density of new housing development <b>in main settlements</b> 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 <b>in main settlements</b> will be in accordance with the net densities set out in the following table.</td> </tr> <tr> <th data-bbox="327 819 475 958">Specific Zoning Objective Density</th> <th data-bbox="475 819 647 958">Main Settlements</th> <th data-bbox="647 819 836 958">Comments</th> <th data-bbox="836 819 1008 958">Villages and Other Settlements</th> <th data-bbox="1008 819 1204 958">Comments</th> </tr> <tr> <td data-bbox="327 958 475 1097">High restricted to</td> <td data-bbox="475 958 647 1097">&gt; 50 Ha</td> <td data-bbox="647 958 836 1097">Town Centre and Public Transport nodes</td> <td data-bbox="836 958 1008 1097">&gt; 25 Ha</td> <td data-bbox="1008 958 1204 1097">Normally Village centre and street frontage</td> </tr> <tr> <td data-bbox="327 1097 475 1339">Medium</td> <td data-bbox="475 1097 647 1339">20-50 Ha</td> <td data-bbox="647 1097 836 1339">&lt; 35 Units per ha discouraged</td> <td data-bbox="836 1097 1008 1339">12-25 Ha</td> <td data-bbox="1008 1097 1204 1339">Specific density dependant on issues such as, layout and servicing arrangements</td> </tr> <tr> <td data-bbox="327 1339 475 1653">Low</td> <td data-bbox="475 1339 647 1653">8-12 Ha</td> <td data-bbox="647 1339 836 1653">&gt; 5 and up to 20 maybe accepted in certain circumstances where sewer provided. &lt; 5/Ha not accepted</td> <td data-bbox="836 1339 1008 1653">5-12 Ha</td> <td data-bbox="1008 1339 1204 1653">Subject to satisfactory servicing arrangements</td> </tr> <tr> <td data-bbox="327 1653 475 1697">Very Low</td> <td data-bbox="475 1653 647 1697">&lt; 5 Ha</td> <td data-bbox="647 1653 836 1697"></td> <td data-bbox="836 1653 1008 1697">&lt;5 Ha</td> <td data-bbox="1008 1653 1204 1697"></td> </tr> </thead></table>	Development Plan Objectives: Housing Density- <u>Main Settlements</u>					HOU 3-1	(a)It is an objective, to encourage a steady increase in the density of new housing development <b>in main settlements</b> 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 <b>in main settlements</b> 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/Ha not accepted	5-12 Ha	Subject to satisfactory servicing arrangements	Very Low	< 5 Ha		<5 Ha		306
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HOU.08.14.01	<p><b>Delete the following text and objectives relating to the provision of open space:</b></p> <p><b><i>Open Space, Sports, Recreation and Amenity Areas: Land Use Categories and Objectives</i></b></p> <p>8.14.17. This section details the general land use categories and objectives for Open Space, Sports, Recreation and Amenity Areas which apply to all settlements within the County.</p>	344-345																																			

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	<p><b><i>Active Open Space Uses</i></b>                      8.14.18. The main suitable uses in primarily Active Open Spaces include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential. These should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require the emphasis to be placed on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will, additionally, require accessibility by public transport and car users.</p> <p><b><i>Passive Open Space Uses</i></b>                      8.14.19. The main suitable uses in primarily Passive Open Space generally include agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, these passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. The land uses in these areas should generally remain open.</p> <div data-bbox="395 1003 1238 1798" style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <table border="1"> <thead> <tr> <th colspan="2" style="background-color: #0070C0; color: white; text-align: center;">Development Plan Objectives: Open Space, Sports, Recreation and Amenity Areas</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">HOU 14-11</td> <td> <p>Active Open Space Uses                              (a) It is an objective to promote the provision of development for playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas.                              (b) It is an objective generally to maintain established active open spaces in that use and to discourage other development unless it is ancillary or complementary to the open space function.</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">HOU 14-12</td> <td> <p>Passive Open Space Uses                              (a) It is an objective to promote agriculture, landscaped gardens, woodland or other open uses appropriate to the setting.                              (b) It is an objective generally to maintain passive open spaces in that use and only to allow other development where it is complementary to the open space function and / or any specific zoning objective for those lands.</p> </td> </tr> </tbody> </table> </div> <p><b><u>And replace with the following text:</u></b></p> <p style="text-align: center;"><b><u><i>Open Space, Agriculture, Sports, and Amenity Areas: Land Use Categories and Objectives</i></u></b></p>	Development Plan Objectives: Open Space, Sports, Recreation and Amenity Areas		HOU 14-11	<p>Active Open Space Uses                              (a) It is an objective to promote the provision of development for playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas.                              (b) It is an objective generally to maintain established active open spaces in that use and to discourage other development unless it is ancillary or complementary to the open space function.</p>	HOU 14-12	<p>Passive Open Space Uses                              (a) It is an objective to promote agriculture, landscaped gardens, woodland or other open uses appropriate to the setting.                              (b) It is an objective generally to maintain passive open spaces in that use and only to allow other development where it is complementary to the open space function and / or any specific zoning objective for those lands.</p>	
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	<p><u>8.14.17. This section details the general land-use categories and objectives for Open Space, Agriculture, Sports, and Amenity Areas which apply to all settlements within the County.</u></p> <p><b><u>Open Space Uses</u></b></p> <p><u>8.14.18. The main suitable uses in areas designated as Open Spaces are sports areas including playgrounds, sports centres, sports pitches, other areas for outdoor activities, outdoor recreation training centres, parks, landscaped areas, agricultural areas (including allotments), private landscaped gardens and woodlands.</u></p> <p><u>Within this broad spectrum there are different requirements for each type of open space depending on their accessibility and level of usage by the public. For example areas that are actively used on a regular basis are often closely related to residential areas and town centres have higher standards of accessibility.</u></p> <p><u>The level of accessibility should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require the emphasis to be placed on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will, additionally, require accessibility by public transport and car users.</u></p> <p><u>Other open spaces largely used for agricultural uses often provide important visual settings that add to the character of a settlement or locality and enhance the surroundings and the biodiversity of the area. The land-uses in these areas should generally remain unchanged over the lifetime of this plan.</u></p> <p><u>Where the function and future requirements of a particular area designated as open space, agriculture, sports and amenity needs further clarification, this will be set out in a corresponding Local Area Plan objective for that area. In some instances these open spaces are located within or adjacent to Natura 2000 sites and/or NHA sites and sites of local biodiversity significance. Therefore it is important to ensure the protection of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation importance</u></p>	
<b>Proposed Changes to Chapter 9: Local Area Development.</b>		
LAP.09.03.01	<p><b><u>Insert additional text in Para 9.3.1 as follows:</u></b></p> <p>These general land use objectives apply to all settlements within the County and to land zoned in Local Area Plans and Special Local Area Plans.</p>	351
LAP.09.03.02	<p><b><u>Delete heading and insert new heading and text after Para 9.3.1, page 351 as follows:</u></b></p> <p>Land Uses in Established Areas</p>	351



Variation Ref	Proposed Variation	Page No.
	<p><b><u>Land Uses in Existing Built up Areas</u></b></p> <p><b><u>9.3.2. The principle of zoning areas of existing development as ‘established uses’, used in the 2005 local area plans has been discontinued and these areas are now shown simply as ‘existing built up area’ in the Local Area Plans. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. “Existing built up areas” include all lands within a development boundary which do not have a specific zoning objective attached. Therefore it will include a mix of land uses which may have existing buildings in place, brownfield lands and undeveloped greenfield lands within the development boundary.</u></b></p> <p><b><u>Within the development boundaries of the main towns, in areas that are not subject to specific zoning objectives proposals for development will be considered in relation to the following:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>The objectives of the County Development Plan 2009;</u></b></li> <li>• <b><u>Any general or other relevant objectives of this local area plan;</u></b></li> <li>• <b><u>The character of the surrounding area; and</u></b></li> <li>• <b><u>Other planning and sustainable development considerations considered relevant to the proposal or its surroundings</u></b></li> </ul>	
LAP.09.03.03	<p><b><u>Delete Para 9.3.3</u></b></p> <p><del>9.3.3. This plan, continues on from the previous 2003 County Development Plan with the inclusion of general land use objectives for established areas in addition to those for new, or ‘green field’ areas. This serves to identify the primary uses that are suitable within various areas. These will help to encourage the best use of land by the application of appropriate planning objectives for development within established areas, rather than concentrating solely on new or green field areas.</del></p>	351
LAP.09.03.04	<p><b><u>Add new text and delete parts of Para 9.3.5 and Para 9.3.6 as follows;</u></b></p> <p><del>9.3.5 Problems can arise, however, <b><u>with the introduction of a new use</u></b> and when the intensification or expansion of an existing use that is not the primary use in an area upsets the balance between different uses. The intention of including general objectives for established areas is to indicate that development proposals, for uses other than the primary use should be compatible with or reinforce it. This prevents imbalances occurring so that the overall character of established areas can be protected and enhanced.</del></p> <p>9.3.6 Within established <b><u>existing built up</u></b> areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. Often these areas perform valuable functions in their existing state, such as providing attractive open space or even providing important local employment. The inclusion of this land within an established <b><u>existing built up area</u></b>,</p>	351

Variation Ref	Proposed Variation	Page No.				
	<p>does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area as a whole.</p>					
LAP.09.03.05	<p><b><u>Delete existing text and add new text to Para 9.3.7 and 9.3.8 and Objective LAP 3-1 as follows:</u></b></p> <p><b><i>Land Uses in New Areas in Local Area Plans</i></b></p> <p>The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our towns <del>and villages</del> by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within our towns. <del>and villages</del>.</p> <p>This approach will help reduce congestion and unnecessary road journeys, encourage patterns of sustainable development that will support the use of public transport, minimise the area of agricultural land that will be lost for development and protect the character and amenity of <del>established</del> <b><u>existing built up areas</u></b>.</p> <table border="1" data-bbox="327 1025 1163 1442"> <thead> <tr> <th colspan="2" data-bbox="327 1025 1163 1133">Development Plan Objectives: Local Area Plans</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1133 461 1442">LAP 3-1</td> <td data-bbox="461 1133 1163 1442"> <p><b>Primary Uses – Places Outside the Main Settlements</b></p> <p>Through the Local Area Plan's it is an objective, normally, to encourage development that supports in general the primary land use of the surrounding <del>established</del> <b><u>existing built up area</u></b>. Development that does not support, or threatens the vitality or integrity of, the primary use of these <del>established</del> <b><u>existing built up areas</u></b> will be resisted.</p> </td> </tr> </tbody> </table>	Development Plan Objectives: Local Area Plans		LAP 3-1	<p><b>Primary Uses – Places Outside the Main Settlements</b></p> <p>Through the Local Area Plan's it is an objective, normally, to encourage development that supports in general the primary land use of the surrounding <del>established</del> <b><u>existing built up area</u></b>. Development that does not support, or threatens the vitality or integrity of, the primary use of these <del>established</del> <b><u>existing built up areas</u></b> will be resisted.</p>	351
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LAP.09.04.01	<p><b><u>Delete Objective LAP 4-2 as follows:</u></b></p> <table border="1" data-bbox="327 1644 1163 1939"> <thead> <tr> <th colspan="2" data-bbox="327 1644 1163 1751">Development Plan Objectives: Local Area Plans</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1751 461 1939">LAP 4-2</td> <td data-bbox="461 1751 1163 1939"> <p><b><del>Record of Protected Structures in Local Area Plans</del></b></p> <p><del>It is an objective to examine the existing Record of Protected Structures at a local level.</del></p> </td> </tr> </tbody> </table>	Development Plan Objectives: Local Area Plans		LAP 4-2	<p><b><del>Record of Protected Structures in Local Area Plans</del></b></p> <p><del>It is an objective to examine the existing Record of Protected Structures at a local level.</del></p>	353
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LAP.09.05.01	<p><b><u>Delete existing Electoral Area Maps and Population/Household Tables, revise</u></b></p>	353-374				

Variation Ref	Proposed Variation	Page No.																																																																	
	<p><b><u>settlement lists and insert new Electoral Area Maps and Population/Household Tables as follows in Section 9.5 “Schedule of Local Area Plans (Electoral Areas)”, as follows</u></b></p> <p><b><i>Bandon Electoral Area – Local Area Plan</i></b></p> <p>9.5.3. The Bandon Electoral Area in addition to its towns also incorporates the villages and smaller settlements of Inishannon, Ballinadee, Ballinspittle, Belgooly, <del>Crossbarry</del>, Halfway, Kilbrittain, <del>Newcestown</del>, Old Chapel, Riverstick, Aghyohil, <del>Ballinacurra/Brinny</del>, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Gaggan, <del>Knockavilla/Old Chapel Cross Roads</del>, <del>Murragh</del>, Nohoval, Tinkers Cross, <del>Upton</del>, Ballymartle, Barrels Cross, Brownsmill, Garretstown/Garylucas, Gogganshill, Jagoes Mills, Kilcoman, Killeady, Kilmacsimon Quay and Oysterhaven, <b>Robert’s Cove and Sandy Cove</b>. Figure 9.1 shows a map of the Bandon Electoral Area.</p> <p><b>Figure 9.1: Map of Bandon Electoral Area</b></p> <p><b>Insert New Electoral Area Map</b></p> <p><b>Delete Table</b></p> <table border="1" data-bbox="327 1003 1094 1639"> <thead> <tr> <th colspan="5"><b>Table 9.1: Bandon Electoral Area: Population, Households &amp; New Houses Required 2006 – 2020</b></th> </tr> <tr> <th></th> <th><b>2002 Census</b></th> <th><b>2006 Census</b></th> <th><b>Growth 2006 – 2020</b></th> <th><b>2020 Target</b></th> </tr> </thead> <tbody> <tr> <td><b>Population</b></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Bandon</td> <td>5,161</td> <td>5,822</td> <td>1,557</td> <td>7,379</td> </tr> <tr> <td>Kinsale</td> <td>3,554</td> <td>4,099</td> <td>420</td> <td>4,519</td> </tr> <tr> <td>Villages and Rural</td> <td>17,171</td> <td>19,505</td> <td>301</td> <td>19,806</td> </tr> <tr> <td><b>Total Population</b></td> <td><b>25,886</b></td> <td><b>29,426</b></td> <td><b>2,278</b></td> <td><b>31,704</b></td> </tr> <tr> <td><b>Households</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bandon</td> <td>1,681</td> <td>1,980</td> <td>1,142</td> <td>3,122</td> </tr> <tr> <td>Kinsale</td> <td>1,158</td> <td>1,394</td> <td>555</td> <td>1,949</td> </tr> <tr> <td>Villages and Rural</td> <td>5,429</td> <td>6,504</td> <td>1,731</td> <td>8,235</td> </tr> <tr> <td><b>Total Households</b></td> <td><b>8,268</b></td> <td><b>9,878</b></td> <td><b>3,428</b></td> <td><b>13,306</b></td> </tr> <tr> <td><b>New Dwellings Required</b></td> <td></td> <td></td> <td><b>4,456</b></td> <td></td> </tr> </tbody> </table> <p><b>Insert New Table as follows</b></p>	<b>Table 9.1: Bandon Electoral Area: Population, Households &amp; New Houses Required 2006 – 2020</b>						<b>2002 Census</b>	<b>2006 Census</b>	<b>Growth 2006 – 2020</b>	<b>2020 Target</b>	<b>Population</b>	-	-	-	-	Bandon	5,161	5,822	1,557	7,379	Kinsale	3,554	4,099	420	4,519	Villages and Rural	17,171	19,505	301	19,806	<b>Total Population</b>	<b>25,886</b>	<b>29,426</b>	<b>2,278</b>	<b>31,704</b>	<b>Households</b>					Bandon	1,681	1,980	1,142	3,122	Kinsale	1,158	1,394	555	1,949	Villages and Rural	5,429	6,504	1,731	8,235	<b>Total Households</b>	<b>8,268</b>	<b>9,878</b>	<b>3,428</b>	<b>13,306</b>	<b>New Dwellings Required</b>			<b>4,456</b>		
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Villages and Rural	17,171	19,505	301	19,806																																																															
<b>Total Population</b>	<b>25,886</b>	<b>29,426</b>	<b>2,278</b>	<b>31,704</b>																																																															
<b>Households</b>																																																																			
Bandon	1,681	1,980	1,142	3,122																																																															
Kinsale	1,158	1,394	555	1,949																																																															
Villages and Rural	5,429	6,504	1,731	8,235																																																															
<b>Total Households</b>	<b>8,268</b>	<b>9,878</b>	<b>3,428</b>	<b>13,306</b>																																																															
<b>New Dwellings Required</b>			<b>4,456</b>																																																																

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	<b>Glanmire</b>	<b>6,853</b>	<b>8,385</b>	<b>2,403</b>	<b>10,788</b>
	<b>*Monard</b>	<b>0</b>	<b>0</b>	<b>7,788</b>	<b>7,788</b>
	<b>Villages and Rural</b>	<b>26,076</b>	<b>27,489</b>	<b>2,305</b>	<b>29,794</b>
	<b>Total Population</b>	<b>38,853</b>	<b>43,006</b>	<b>21,928</b>	<b>64,934</b>
	<b>Households</b>				
	<b>Cork North Environs</b>	<b>1,184</b>	<b>1,572</b>	<b>2,217</b>	<b>3,789</b>
	<b>Blarney</b>	<b>673</b>	<b>797</b>	<b>2,377</b>	<b>3,174</b>
	<b>Glanmire</b>	<b>2,148</b>	<b>2,786</b>	<b>1,724</b>	<b>4,510</b>
	<b>*Monard</b>	<b>0</b>	<b>0</b>	<b>3,279</b>	<b>3,279</b>
	<b>Villages and Rural</b>	<b>6,690</b>	<b>7,316</b>	<b>2,474</b>	<b>9,790</b>
	<b>Total Households</b>	<b>11,646</b>	<b>13,501</b>	<b>12,626</b>	<b>26,127</b>
	<b>New Dwellings Required</b>			<b>16,414</b>	
	<b>* Figures based on the revised Blarney Electoral Area Boundary</b>				
	<p>9.5.16. Table 9.3 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years. <b>Generally, growth has been stronger than anticipated and in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Regional Authority 2010-2022 (published in 2010), have already been exceeded.</b> The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.</p>				
	<b>Carrigaline Electoral Area - Local Area Plan</b>				
	<p>9.5.17. The towns of Ballincollig, Carrigaline and Passage West, the Strategic Employment Centre of Ringaskiddy and the District Employment Centre of Cork City – South Environs are all situated within the Carrigaline Electoral area. Ballincollig is a major centre for population and employment growth, Ringaskiddy is a significant employment area with countywide importance, Passage West has a function as a residential settlement and both the Cork City South Environs and Carrigaline are a focus for the consolidation of the rapid growth of recent years. The rural area of the Carrigaline Electoral area falls entirely within the Cork Area Strategic Plan area and is</p>				

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	<p>part of the Metropolitan Cork Green Belt.</p> <p>9.5.18. The Carrigaline Electoral Area in addition to its larger settlements also includes the villages and smaller settlements of Crosshaven, Ballinhassig, Ballygarvan, <del>Ballynora</del>, Minane Bridge, Waterfall, Fivemilebridge, Curraghbinny, Curraheen, <del>Robert's Cove</del> <b>Farmers Cross</b> and Tracton. Figure 9.4 shows a map of the Carrigaline Electoral Area.</p> <p><del>Figure 9.4: Map of Carrigaline Electoral Area</del></p> <p><b>Insert New Electoral Area Map</b></p> <p><b>Planning and Sustainable Development Issues for the Local Area Plan</b></p> <p>9.5.20. The main issues to be addressed in the Local Area Plan for this electoral area include:</p> <ul style="list-style-type: none"> <li>• <i>Capitalising on the potential of the harbour and coast as major leisure and recreational providers.</i></li> <li>• <i>Facilitating the harbour's regionally significant employment function through wider economic development supported by investment in infrastructure.</i></li> <li>• <i>Supporting the continued development of a robust employment base, fostering the establishment of self-sustaining communities, reducing the reliance on longer distance commuting to urban centres for employment and other services and securing an enhanced quality of life for the residents of the Carrigaline Electoral Area.</i></li> <li>• <i>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.</i></li> <li>• <i>A Special Local Area Plan <b>has been</b> <del>will be</del> prepared to provide a framework for the development of Cork International Airport.</i></li> </ul> <p><b>Delete Table</b></p> <table border="1" data-bbox="327 1429 1161 2004"> <thead> <tr> <th colspan="5">Table 9.4: Carrigaline Electoral Area: Population, Households &amp; New Houses Required 2006–2020</th> </tr> <tr> <th></th> <th>2002 Census</th> <th>2006 Census</th> <th>Growth -2006–2020</th> <th>2020 Target</th> </tr> </thead> <tbody> <tr> <td><b>Population</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cork South Environs</td> <td>26,381</td> <td>30,002</td> <td>100</td> <td>30,102</td> </tr> <tr> <td>Ballincollig</td> <td>14,591</td> <td>15,760</td> <td>5,670</td> <td>21,430</td> </tr> <tr> <td>Carrigaline</td> <td>11,191</td> <td>12,835</td> <td>1,231</td> <td>14,066</td> </tr> <tr> <td>Passage West</td> <td>4,595</td> <td>5,203</td> <td>83</td> <td>5,286</td> </tr> <tr> <td>Villages and Rural</td> <td>11,933</td> <td>13,398</td> <td>3,243</td> <td>16,641</td> </tr> <tr> <td><b>Total Population</b></td> <td><b>68,691</b></td> <td><b>77,198</b></td> <td><b>10,327</b></td> <td><b>87,525</b></td> </tr> <tr> <td><b>Households</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cork South Environs</td> <td>8,270</td> <td>9,967</td> <td>2,467</td> <td>12,434</td> </tr> <tr> <td>Ballincollig</td> <td>4,574</td> <td>5,236</td> <td>3,640</td> <td>8,876</td> </tr> <tr> <td>Carrigaline</td> <td>3,508</td> <td>4,264</td> <td>1,591</td> <td>5,855</td> </tr> </tbody> </table>	Table 9.4: Carrigaline Electoral Area: Population, Households & New Houses Required 2006–2020						2002 Census	2006 Census	Growth -2006–2020	2020 Target	<b>Population</b>					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	3,243	16,641	<b>Total Population</b>	<b>68,691</b>	<b>77,198</b>	<b>10,327</b>	<b>87,525</b>	<b>Households</b>					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	
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	Passage West	1,440	1,729	523	2,252
	Villages and Rural	3,872	4,537	2,385	6,922
	<b>Total Households</b>	<b>21,664</b>	<b>25,733</b>	<b>10,606</b>	<b>36,339</b>
	<b>New Dwellings Required</b>			<b>13,789</b>	
Insert New Table as follows					
<b>Table 9.4: Carrigaline Electoral Area: Population, Households &amp; New Houses Required 2006 –2020</b>					
	<b>*2002 Census</b>	<b>*2006 Census</b>	<b>Growth 2006 – 2020</b>	<b>2020 Target</b>	
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	<b>Cork South Environs</b>	<b>26,381</b>	<b>30,002</b>	<b>100</b>	<b>30,102</b>
	<b>Carrigaline</b>	<b>11,191</b>	<b>12,835</b>	<b>1,231</b>	<b>14,066</b>
	<b>Passage West</b>	<b>4,595</b>	<b>5,203</b>	<b>83</b>	<b>5,286</b>
	<b>Villages and Rural</b>	<b>10,711</b>	<b>12,084</b>	<b>1,557</b>	<b>13,641</b>
	<b>Total Population</b>	<b>52,878</b>	<b>60,124</b>	<b>2,971</b>	<b>63,095</b>
<b>Households</b>					
	<b>Cork South Environs</b>	<b>8,270</b>	<b>9,967</b>	<b>2,467</b>	<b>12,434</b>
	<b>Carrigaline</b>	<b>3,508</b>	<b>4,264</b>	<b>1,591</b>	<b>5,855</b>
	<b>Passage West</b>	<b>1,440</b>	<b>1,729</b>	<b>523</b>	<b>2,252</b>
	<b>Villages and Rural</b>	<b>3,678</b>	<b>4,189</b>	<b>1,328</b>	<b>5,517</b>
	<b>Total Households</b>	<b>16,896</b>	<b>20,149</b>	<b>5,909</b>	<b>26,058</b>
	<b>New Dwellings Required</b>			<b>7,682</b>	
<b>* Figures based on the revised Carrigaline Electoral Area Boundary</b>					
<p>9.5.21. Table 9.4 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years. Generally, growth has been stronger than anticipated and in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Regional Authority 2010-2022 (published in 2010), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.</p>					
<b>Fermoy Electoral Area - Local Area Plan</b>					
<p>9.5.23. The Fermoy Electoral Area, in addition to its larger settlements also includes the villages and smaller settlements of Ballyhooly, Castlelyons/Bridebridge, Conna, Glanworth, Kildorrery, Kilworth, Rathcormack, Watergrasshill, Ballindangan Ballynoe, Bartlemy, Coolagown, Clondulane; Curraglass, Glenahulla, Aghern, Araglin, Ballygiblin,</p>					

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	<p>Britway, Curraghalla, Farahy, Grange, Kildinan, Knockanevin and Rockmills. Figure 9.5 shows a map of the Fermoy Electoral Area.</p> <p><del>Figure 9.5: Map of Fermoy Electoral Area</del></p> <p>Insert New Electoral Area Map</p> <p>Delete Table</p> <table border="1"> <thead> <tr> <th colspan="5">Table 9.5: Fermoy Electoral Area: Population, Households &amp; New Houses Required 2006–2020</th> </tr> <tr> <th></th> <th>2002 Census</th> <th>2006 Census</th> <th>Growth 2006–2020</th> <th>2020 Target</th> </tr> </thead> <tbody> <tr> <td><b>Population</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fermoy</td> <td>4,804</td> <td>5,873</td> <td>1,569</td> <td>7,442</td> </tr> <tr> <td>Mitchelstown</td> <td>3,300</td> <td>3,365</td> <td>1,981</td> <td>5,346</td> </tr> <tr> <td>Villages and Rural</td> <td>15,887</td> <td>18,254</td> <td>522</td> <td>18,776</td> </tr> <tr> <td><b>Total Population</b></td> <td><b>23,991</b></td> <td><b>27,492</b></td> <td><b>4,072</b></td> <td><b>31,564</b></td> </tr> <tr> <td><b>Households</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fermoy</td> <td>1,565</td> <td>1,998</td> <td>1,150</td> <td>3,148</td> </tr> <tr> <td>Mitchelstown</td> <td>1,107</td> <td>1,189</td> <td>1,067</td> <td>2,256</td> </tr> <tr> <td>Villages and Rural</td> <td>5,293</td> <td>6,436</td> <td>1,066</td> <td>7,502</td> </tr> <tr> <td><b>Total Households</b></td> <td><b>7,965</b></td> <td><b>9,623</b></td> <td><b>3,283</b></td> <td><b>12,906</b></td> </tr> <tr> <td><b>New Dwellings Required</b></td> <td></td> <td></td> <td><b>4,268</b></td> <td></td> </tr> </tbody> </table> <p>Insert New Table as follows</p> <table border="1"> <thead> <tr> <th colspan="5"><u>Table 9.5: Fermoy Electoral Area: Population, Households &amp; New Houses Required 2006 –2020</u></th> </tr> <tr> <th></th> <th><u>*2002 Census</u></th> <th><u>*2006 Census</u></th> <th><u>Growth 2006 – 2020</u></th> <th><u>2020 Target</u></th> </tr> </thead> <tbody> <tr> <td><u>Population</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Fermoy</u></td> <td><u>4,804</u></td> <td><u>5,873</u></td> <td><u>1,569</u></td> <td><u>7,442</u></td> </tr> <tr> <td><u>Mitchelstown</u></td> <td><u>3,300</u></td> <td><u>3,365</u></td> <td><u>1,981</u></td> <td><u>5,346</u></td> </tr> <tr> <td><u>Villages and Rural</u></td> <td><u>14,582</u></td> <td><u>16,526</u></td> <td><u>948</u></td> <td><u>17,474</u></td> </tr> <tr> <td><u>Total Population</u></td> <td><u>22,686</u></td> <td><u>25,764</u></td> <td><u>4,498</u></td> <td><u>30,262</u></td> </tr> <tr> <td><u>Households</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Fermoy</u></td> <td><u>1,565</u></td> <td><u>1,998</u></td> <td><u>1,150</u></td> <td><u>3,148</u></td> </tr> <tr> <td><u>Mitchelstown</u></td> <td><u>1,107</u></td> <td><u>1,189</u></td> <td><u>1,067</u></td> <td><u>2,256</u></td> </tr> <tr> <td><u>Villages and Rural</u></td> <td><u>4,903</u></td> <td><u>5,868</u></td> <td><u>1,330</u></td> <td><u>7,198</u></td> </tr> <tr> <td><u>Total Households</u></td> <td><u>7,575</u></td> <td><u>9,055</u></td> <td><u>3,547</u></td> <td><u>12,602</u></td> </tr> <tr> <td><u>New Dwellings Required</u></td> <td></td> <td></td> <td><u>4,611</u></td> <td></td> </tr> </tbody> </table> <p><u>* Figures based on the revised Fermoy Electoral Area Boundary</u></p>	Table 9.5: Fermoy Electoral Area: Population, Households & New Houses Required 2006–2020						2002 Census	2006 Census	Growth 2006–2020	2020 Target	<b>Population</b>					Fermoy	4,804	5,873	1,569	7,442	Mitchelstown	3,300	3,365	1,981	5,346	Villages and Rural	15,887	18,254	522	18,776	<b>Total Population</b>	<b>23,991</b>	<b>27,492</b>	<b>4,072</b>	<b>31,564</b>	<b>Households</b>					Fermoy	1,565	1,998	1,150	3,148	Mitchelstown	1,107	1,189	1,067	2,256	Villages and Rural	5,293	6,436	1,066	7,502	<b>Total Households</b>	<b>7,965</b>	<b>9,623</b>	<b>3,283</b>	<b>12,906</b>	<b>New Dwellings Required</b>			<b>4,268</b>		<u>Table 9.5: Fermoy Electoral Area: Population, Households &amp; New Houses Required 2006 –2020</u>						<u>*2002 Census</u>	<u>*2006 Census</u>	<u>Growth 2006 – 2020</u>	<u>2020 Target</u>	<u>Population</u>					<u>Fermoy</u>	<u>4,804</u>	<u>5,873</u>	<u>1,569</u>	<u>7,442</u>	<u>Mitchelstown</u>	<u>3,300</u>	<u>3,365</u>	<u>1,981</u>	<u>5,346</u>	<u>Villages and Rural</u>	<u>14,582</u>	<u>16,526</u>	<u>948</u>	<u>17,474</u>	<u>Total Population</u>	<u>22,686</u>	<u>25,764</u>	<u>4,498</u>	<u>30,262</u>	<u>Households</u>					<u>Fermoy</u>	<u>1,565</u>	<u>1,998</u>	<u>1,150</u>	<u>3,148</u>	<u>Mitchelstown</u>	<u>1,107</u>	<u>1,189</u>	<u>1,067</u>	<u>2,256</u>	<u>Villages and Rural</u>	<u>4,903</u>	<u>5,868</u>	<u>1,330</u>	<u>7,198</u>	<u>Total Households</u>	<u>7,575</u>	<u>9,055</u>	<u>3,547</u>	<u>12,602</u>	<u>New Dwellings Required</u>			<u>4,611</u>		
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The Kanturk Electoral Area in addition to its towns also includes the villages and smaller settlements of Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford, Newtownshandrum, Ballydaly, Ballyhea, Castlemagner, <del>Cecilstown</del>, Cullen, Derrinagree, Freemount, Kilbrin, Kilcorney, Kiskeam, Lismire, Lyre, Meelin, Rathcoole, Rockchapel, Tullylease, Aubane, <del>Ballyhass</del>, Curraraigue, Cloghboola, Dromagh/Dromtariffe, <del>Foileogohig</del>, Knockaclarig, <del>Nad</del>, Taur, Dromalour and Sally's Cross. 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The Macroom Electoral Area also includes the villages and smaller settlements of Ballingeary, Ballymakeery/Ballyvourney, Coachford, Killumney/Ovens, Aghabullogue, Aherla, Clondrohid, Cloughduv, Crookstown, Inchigeelagh, Kilmurry,</p>	<b>Table 9.6: Kanturk Electoral Area: Population, Households &amp; New Houses Required 2006 –2020</b>						<b>*2002 Census</b>	<b>*2006 Census</b>	<b>Growth 2006 – 2020</b>	<b>2020 Target</b>	<b>Population</b>					<b>Charleville</b>	<b>2,685</b>	<b>2,984</b>	<b>1,941</b>	<b>4,925</b>	<b>Kanturk</b>	<b>1,651</b>	<b>1,915</b>	<b>485</b>	<b>2,400</b>	<b>Millstreet</b>	<b>1,289</b>	<b>1,401</b>	<b>355</b>	<b>1,756</b>	<b>Newmarket</b>	<b>1,055</b>	<b>949</b>	<b>240</b>	<b>1,189</b>	<b>Villages and Rural</b>	<b>18,404</b>	<b>18,850</b>	<b>1,605</b>	<b>20,455</b>	<b>Total Population</b>	<b>25,084</b>	<b>26,099</b>	<b>4,626</b>	<b>30,725</b>						<b>Households</b>					<b>Charleville</b>	<b>901</b>	<b>1,054</b>	<b>1,024</b>	<b>2,078</b>	<b>Kanturk</b>	<b>554</b>	<b>677</b>	<b>336</b>	<b>1,013</b>	<b>Millstreet</b>	<b>433</b>	<b>495</b>	<b>246</b>	<b>741</b>	<b>Newmarket</b>	<b>354</b>	<b>335</b>	<b>167</b>	<b>502</b>	<b>Villages and Rural</b>	<b>6,186</b>	<b>7,639</b>	<b>2,074</b>	<b>8,713</b>	<b>Total Households</b>	<b>8,428</b>	<b>9,200</b>	<b>3,847</b>	<b>13,047</b>	<b>New Dwellings Required</b>			<b>5,001</b>		
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The Mallow Electoral Area also includes the villages and smaller settlements of Buttevant, Donneraile, Ballyclogh, Burnfort, Bweeng, Castletownroche, Churchtown Dromahane, Glantane, Killavullen, Liscarroll, Lombardstown, New Twopothouse, Shanballymore, Gortroe, Laharn Cross Roads, Lisgriffin, Mourneabbey and Old Twopothouse, <b>Nad, Watergrasshill, Cecilstown, Lyre, Ballyhass and Kildinan.</b> Figure 9.8 shows a map of the Mallow Electoral Area.</p> <p><i>Note: for Mallow see Mallow Special Local Area Plan</i></p> <p><del>Figure 9.8: Map of Mallow Electoral Area</del></p> <p><b>Insert New Electoral Area Map</b></p> <table border="1" data-bbox="327 1328 1179 1939"> <thead> <tr> <th colspan="5" data-bbox="327 1328 1179 1424">Table 9.8: Mallow Electoral Area: Population, Households &amp; New Houses Required 2006–2020</th> </tr> <tr> <th data-bbox="327 1424 572 1503"></th> <th data-bbox="572 1424 700 1503">2002 Census</th> <th data-bbox="700 1424 844 1503">2006 Census</th> <th data-bbox="844 1424 1015 1503">Growth 2006–2020</th> <th data-bbox="1015 1424 1179 1503">2020 Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1503 572 1536"><b>Population</b></td> <td data-bbox="572 1503 700 1536"></td> <td data-bbox="700 1503 844 1536"></td> <td data-bbox="844 1503 1015 1536"></td> <td data-bbox="1015 1503 1179 1536"></td> </tr> <tr> <td data-bbox="327 1536 572 1570">Mallow</td> <td data-bbox="572 1536 700 1570">8,937</td> <td data-bbox="700 1536 844 1570">10,241</td> <td data-bbox="844 1536 1015 1570">9,759</td> <td data-bbox="1015 1536 1179 1570">20,000*</td> </tr> <tr> <td data-bbox="327 1570 572 1603">Buttevant</td> <td data-bbox="572 1570 700 1603">987</td> <td data-bbox="700 1570 844 1603">914</td> <td data-bbox="844 1570 1015 1603">587</td> <td data-bbox="1015 1570 1179 1603">1,501</td> </tr> <tr> <td data-bbox="327 1603 572 1637">Villages and Rural</td> <td data-bbox="572 1603 700 1637">13,547</td> <td data-bbox="700 1603 844 1637">14,952</td> <td data-bbox="844 1603 1015 1637">576</td> <td data-bbox="1015 1603 1179 1637">15,528</td> </tr> <tr> <td data-bbox="327 1637 572 1671"><b>Total Population</b></td> <td data-bbox="572 1637 700 1671"><b>23,471</b></td> <td data-bbox="700 1637 844 1671"><b>26,107</b></td> <td data-bbox="844 1637 1015 1671"><b>10,922</b></td> <td data-bbox="1015 1637 1179 1671"><b>37,029</b></td> </tr> <tr> <td data-bbox="327 1671 572 1704"><b>Households</b></td> <td data-bbox="572 1671 700 1704"></td> <td data-bbox="700 1671 844 1704"></td> <td data-bbox="844 1671 1015 1704"></td> <td data-bbox="1015 1671 1179 1704"></td> </tr> <tr> <td data-bbox="327 1704 572 1738">Mallow</td> <td data-bbox="572 1704 700 1738">2,911</td> <td data-bbox="700 1704 844 1738">3,483</td> <td data-bbox="844 1704 1015 1738">4,817</td> <td data-bbox="1015 1704 1179 1738">8,300</td> </tr> <tr> <td data-bbox="327 1738 572 1771">Buttevant</td> <td data-bbox="572 1738 700 1771">331</td> <td data-bbox="700 1738 844 1771">323</td> <td data-bbox="844 1738 1015 1771">310</td> <td data-bbox="1015 1738 1179 1771">633</td> </tr> <tr> <td data-bbox="327 1771 572 1805">Villages and Rural</td> <td data-bbox="572 1771 700 1805">4,717</td> <td data-bbox="700 1771 844 1805">5,462</td> <td data-bbox="844 1771 1015 1805">998</td> <td data-bbox="1015 1771 1179 1805">6,460</td> </tr> <tr> <td data-bbox="327 1805 572 1839"><b>Total Households</b></td> <td data-bbox="572 1805 700 1839"><b>7,959</b></td> <td data-bbox="700 1805 844 1839"><b>9,268</b></td> <td data-bbox="844 1805 1015 1839"><b>6,125</b></td> <td data-bbox="1015 1805 1179 1839"><b>15,393</b></td> </tr> <tr> <td data-bbox="327 1839 572 1872"><b>New Dwellings Required</b></td> <td data-bbox="572 1839 700 1872"></td> <td data-bbox="700 1839 844 1872"></td> <td data-bbox="844 1839 1015 1872"><b>7,962</b></td> <td data-bbox="1015 1839 1179 1872"></td> </tr> </tbody> </table> <p><b>Insert New Table as follows</b></p>	Table 9.8: Mallow Electoral Area: Population, Households & New Houses Required 2006–2020						2002 Census	2006 Census	Growth 2006–2020	2020 Target	<b>Population</b>					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	<b>Total Population</b>	<b>23,471</b>	<b>26,107</b>	<b>10,922</b>	<b>37,029</b>	<b>Households</b>					Mallow	2,911	3,483	4,817	8,300	Buttevant	331	323	310	633	Villages and Rural	4,717	5,462	998	6,460	<b>Total Households</b>	<b>7,959</b>	<b>9,268</b>	<b>6,125</b>	<b>15,393</b>	<b>New Dwellings Required</b>			<b>7,962</b>		
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	<b>Total Households</b>	<b>15,556</b>	<b>19,225</b>	<b>16,522</b>	<b>35,747</b>
	<b>New Dwellings Required</b>	<b>-</b>	<b>-</b>	<b>21,479</b>	<b>-</b>
	<b>* Figures based on the revised Midleton Electoral Area Boundary</b>				
	<p>9.5.47. Table 9.9 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years. Generally, growth has been stronger than anticipated and in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Regional Authority 2010-2022 (published in 2010), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.</p>				
	<b>Skibbereen Electoral Area - Local Area Plan</b>				
	<p>9.5.48. The towns of Clonakilty and Skibbereen are administered by their respective Town Councils but the outer areas of each town fall within the administration of the County and are considered in this Plan, along with the town of Dunmanway. Skibbereen and Dunmanway have potential as important centres of population, employment and services, with Skibbereen having an additional role in tourism. Clonakilty is designated a Strategic Employment Centre in this plan, acting as a focal point for stimulating economic development in West Cork. A Special Local Area Plan will be prepared to provide for such a planning framework. <b><u>Therefore having regard to the above a Greater Clonakilty Area Strategic Plan (GCASP) with a 20 year horizon up to 2030 will be prepared for the town and its surrounding hinterland.</u></b></p>				

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	<p>The North and West Strategic Plan area encompasses the entire Skibbereen Electoral Area.</p> <p>9.5.49. The Skibbereen Electoral Area in addition to the main settlements also includes the villages, <b>west cork island communities</b> and smaller settlements of Ballineen-Enniskeane, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague, Union Hall, Ardfield, Ballynacarriga, Ballinascarthy, Ballingurteen, Butlerstown, Cappeen, Castletownkenneigh, Castletownshend, Clogagh, Drinagh, Glandore, Kilmichael, Lissavard, Rathbarry, Reenascreena, Ring, Rossmore, Shannonvale, Terelton, Caheragh, Connonagh, Drombeg, Johnstown, Lislevane, Lyre, Rathmore, Togher, Tooms, Ballinglanna, <del>Cape Clear</del>, <b>Oilean Chleire</b>, Darkwood, Darrare Rural Model Village, Inchydoney, Lisbealad, Owenahinchy, Poundlick, Sherkin Island and Tragumna. Figure 9.10 shows a map of the Skibbereen Electoral Area.</p> <p><b>Figure 9.10: Map of the Skibbereen Electoral Area</b></p> <p>Delete Table</p> <table border="1" data-bbox="327 969 1115 1686"> <thead> <tr> <th colspan="5">Table 9.10: Skibbereen Electoral Area: Population, Households &amp; New Houses Required 2006–2020</th> </tr> <tr> <th></th> <th>2002 Census</th> <th>2006 Census</th> <th>Growth 2006–2020</th> <th>2020 Target</th> </tr> </thead> <tbody> <tr> <td><b>Population</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Clonakilty</td> <td>3,698</td> <td>4,154</td> <td>3,064</td> <td>7,218</td> </tr> <tr> <td>Dunmanway</td> <td>1,532</td> <td>1,522</td> <td>454</td> <td>1,976</td> </tr> <tr> <td>Skibbereen</td> <td>2,000</td> <td>2,338</td> <td>697</td> <td>3,035</td> </tr> <tr> <td>Villages and Rural</td> <td>24,733</td> <td>26,079</td> <td>1,120</td> <td>27,199</td> </tr> <tr> <td><b>Total Population</b></td> <td><b>31,963</b></td> <td><b>34,093</b></td> <td><b>5,335</b></td> <td><b>39,428</b></td> </tr> <tr> <td><b>Households</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Clonakilty</td> <td>1,245</td> <td>1,463</td> <td>1,570</td> <td>3,033</td> </tr> <tr> <td>Dunmanway</td> <td>516</td> <td>536</td> <td>294</td> <td>830</td> </tr> <tr> <td>Skibbereen</td> <td>673</td> <td>823</td> <td>452</td> <td>1,275</td> </tr> <tr> <td>Villages and Rural</td> <td>8,098</td> <td>8,930</td> <td>2,374</td> <td>11,304</td> </tr> <tr> <td><b>Total Households</b></td> <td><b>10,532</b></td> <td><b>11,752</b></td> <td><b>4,690</b></td> <td><b>16,442</b></td> </tr> <tr> <td><b>New Dwellings Required</b></td> <td></td> <td></td> <td><b>6,097</b></td> <td></td> </tr> </tbody> </table> <p>Insert New Table as follows</p>	Table 9.10: Skibbereen Electoral Area: Population, Households & New Houses Required 2006–2020						2002 Census	2006 Census	Growth 2006–2020	2020 Target	<b>Population</b>					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	1,120	27,199	<b>Total Population</b>	<b>31,963</b>	<b>34,093</b>	<b>5,335</b>	<b>39,428</b>	<b>Households</b>					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	<b>Total Households</b>	<b>10,532</b>	<b>11,752</b>	<b>4,690</b>	<b>16,442</b>	<b>New Dwellings Required</b>			<b>6,097</b>		
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LAP.09.06.01	<p><b><u>Delete text and objectives and add additional text and revised objectives to Section 9.6, page 375/376 as follows:</u></b></p> <p><b><u>Special Local Area Plans</u></b></p> <p>9.6.1. Special Local Area Plans are prepared for areas where change is anticipated at a particularly rapid rate or may be otherwise on a large scale. During the period of <del>the 2003</del> <b>this</b> County Development Plan <del>four</del> there are <b>currently</b> two Special Local Area Plans <b>in place</b> <del>were prepared</del>;</p> <p align="center">● <del>Midleton,</del></p>	375																																																																						

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	<ul style="list-style-type: none"> <li>• Carrigtwohill,</li> <li>• Blarney-Kilbarry,</li> <li>• Mallow.</li> <li>• <b><u>Cork Airport</u></b></li> </ul> <p>9.6.2. The Special Local Area Plans for Midleton, Carrigtwohill and Blarney-Kilbarry were prepared to set out a land use framework, up to the year 2020, for the areas within the hinterland of the proposed new stations on the Cork Suburban Rail Network. The Blarney-Kilbarry Special Local Area Plan includes the development of a new settlement at Monard, in order to give certainty that a critical mass of population would be developed in tandem with the opening of the rail network. <b><u>The Blarney-Kilbarry SLAP has been replaced by the Blarney Electoral Area Local Area Plan. Carrigtwohill and Midleton were the subject of Special Local Area Plans in 2005. The proposals outlined in these SLAPS will be contained in the Midleton Electoral Area LAP</u></b></p> <p>9.6.3. The Mallow Special Local Area Plan was prepared following the designation of the town as a Hub in the National Spatial Strategy to set out a land-use strategy to provide strategic employment led growth for the town toward the year 2020 and beyond.</p> <p><b><u>9.6.4. The Airport SLAP has been prepared with the purpose of facilitating the development of Cork Airport by providing for, and where necessary, protecting land for future operation and development needs of the airport, looking forward to the year 2040.</u></b></p> <p><b><u>9.6.5. In addition given the strategic importance of Clonakilty Town for the County and the West Cork Strategic planning Area in particular, it is considered to be of vital importance to articulate a strategic long term vision for the town and its hinterland into the future. It is proposed to prepare a non-statutory greater clonakilty area strategic Plan (GCASP) with a 20 year horizon up to 2030. This Strategic Plan would be a non-statutory document and would be complemented prior to the adoption of the Skibbereen Electoral Area Local Plan. All future reviews of the town council plans and local area plans would have regard to the strategic framework set out in this proposed plan.</u></b></p> <table border="1" data-bbox="327 1541 1161 2018"> <thead> <tr> <th colspan="2" data-bbox="327 1541 1161 1646">Development Plan Objectives: <b>Special Local Area Plans</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1646 459 2018">LAP 6-1</td> <td data-bbox="459 1646 1161 2018"> <p><b>Cork International Airport</b></p> <p>It is an objective to prepare a Special Local Area Plan for Cork Airport that will address the land use requirements of Cork Airport. This Plan will</p> <ul style="list-style-type: none"> <li>• Identify land that may be required in the future to enhance the operational capacity of the airport,</li> <li>• Identify land for transport improvements linking the Airport to the City Centre, including Light Rail and Bus Rapid Transit,</li> <li>• Take account of the overall strategy in this Plan and</li> </ul> </td> </tr> </tbody> </table>	Development Plan Objectives: <b>Special Local Area Plans</b>		LAP 6-1	<p><b>Cork International Airport</b></p> <p>It is an objective to prepare a Special Local Area Plan for Cork Airport that will address the land use requirements of Cork Airport. This Plan will</p> <ul style="list-style-type: none"> <li>• Identify land that may be required in the future to enhance the operational capacity of the airport,</li> <li>• Identify land for transport improvements linking the Airport to the City Centre, including Light Rail and Bus Rapid Transit,</li> <li>• Take account of the overall strategy in this Plan and</li> </ul>	
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Variation Ref	Proposed Variation		Page No.
		<p>identify appropriate land uses that would benefit from an airport location.</p>	
	LAP 6-2	<p>It is an objective to prepare a Special Local Area Plan for Clonakilty setting out a land use strategy to provide strategic employment led growth for the town.</p>	
	LAP 6-1	<p><b><u>It is an objective to prepare a Greater Clonakilty Area Strategic Plan (GCASP) to set out the broad strategic vision for Clonakilty Town and its hinterland up to 2030 emphasising its key development role for the West Cork Strategic Planning Area and shall be subject to screening for SEA and HDA.</u></b></p>	

## Section 4 Changes to Volume 3 Metropolitan Cork Green Belt Maps

This change reflects all consequential changes to the Cork Green Belt Maps resulting from changes proposed in the Blarney, Carrigaline, Macroom and Midleton Draft Local Area Plans. The table below lists all the proposed changes to the Metropolitan Cork Green Belt Maps. Each Change Number is reflected on the attached Proposed Change maps.

Change No.	Proposed Change	Green Belt Map No. (Vol 3 of CDP)	Proposed Change Map No.
MCGB 1	Remove lands the from Metropolitan Greenbelt	1 and 2	1
MCGB 2	Add lands to A1 Metropolitan Cork Greenbelt	1 and 4	1
MCGB 3	Add lands to A1 Metropolitan Cork Greenbelt	2	2
MCGB 4	Add lands to A1 Metropolitan Cork Greenbelt	4	3
MCGB 5	Remove lands from Metropolitan Greenbelt	4	3
MCGB 6	Remove lands from Metropolitan Greenbelt	2	2
MCGB 7	Remove lands from Metropolitan Greenbelt	4	4
MCGB 8	Remove area from A1 Metropolitan Greenbelt	5	6
MCGB 9	Remove area from A1 & A3 Metropolitan Greenbelt	4	4
MCGB 10	Remove area from A2 Metropolitan Greenbelt	5	5
MCGB11	Remove area from A1 Metropolitan Greenbelt	4	5
MCGB12	Remove area from A1 Metropolitan Greenbelt	8	6
MCGB13	Remove area from A1 Metropolitan Greenbelt	8	6
MCGB14	Remove lands from A1 Metropolitan Cork Greenbelt.	4	7
MCGB15	Remove lands from the A2 Metropolitan Greenbelt.	4	4
MCGB16	Remove lands from the 2 Metropolitan Greenbelt.	4	4
MCGB17	Remove land from the A1 Greenbelt.	4	7
MCGB18	Remove land from the A1 Greenbelt.	4	7
MCGB19	Remove land from the A2 Greenbelt.	4	7
MCGB20	Remove lands from the A3 Metropolitan Greenbelt.	7	5
MCGB21	Include area within the A2 green belt.	3	9
MCGB22	Exclude area from the A2 green belt.	3	8
MCGB23	Exclude area from the A1 green belt.	3	8
MCGB24	Exclude area from the A1 green belt.	3	8
MCGB25	Exclude area from the A1 green belt.	3	8
MCGB26	Exclude area from the A1 green belt.	3	8
MCGB27	Exclude area from the A2 green belt.	3	8
MCGB28	Exclude area from the A1 green belt.	6	9
MCGB30	Exclude area from the A1/A3 green belt.	6	9
MCGB31	Exclude area from the A1 green belt.	6	9
MCGB32	Exclude area from the A1 green belt.	6	9
MCGB33	Include area within the A2 green belt.	3	11
MCGB34	Include area within the A3 green belt.	3	11
MCGB35	Exclude area from the A3 green belt.	3	11
MCGB36	Exclude area from the A2 green belt.	3	11
MCGB37	Exclude area from the A1 green belt.	3	11
MCGB38	Include area within the A3 green belt.	3	11
MCGB39	Exclude area from the A1 green belt.	3	11
MCGB40	Exclude area from the A1 green belt.	3	11
MCGB41	Exclude area from the A1/A3 green belt.	6	12
MCGB42	Exclude area from the A1 green belt.	5	10
MCGB43	Exclude area from the A1 green belt.	5	10



Map 1. Draft Variation to the  
Cork County Development Plan 2009

Cork City  
North Environs



Consequential Changes to Green Belt



Map 2. Draft Variation to the  
Cork County Development Plan 2009

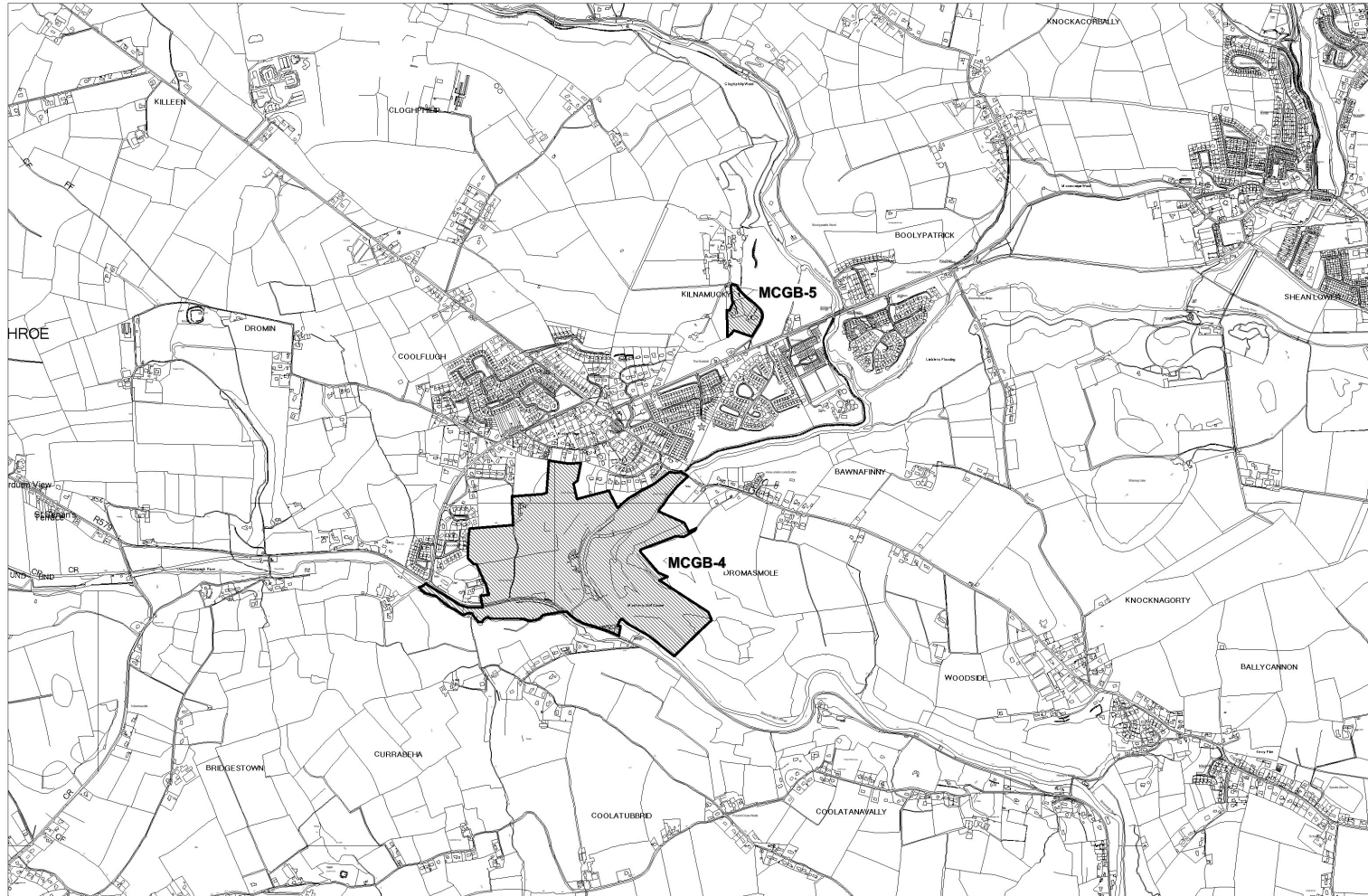
Glounthaune/Caherlag



Consequential Changes to Green Belt

Map 3. Draft Variation to the  
Cork County Development Plan 2009

Tower



Consequential Changes to Green Belt



**Map 4. Draft Variation to the  
Cork County Development Plan 2009**

**Ballincollig/Science Park  
Leemount Cross**



**Consequential Changes to Green Belt**



Map 6. Draft Variation to the  
Cork County Development Plan 2009

Cork City South Environs  
Carrigaline



Consequential Changes to Green Belt



