



Review of Local Area Plans Blarney-Macroon MD

Briefing for Elected Members

Municipal District Meeting, Friday 27th November 2015

Patricia Griffin, Senior Executive Planner

Review of Local Area Plans



Overview

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

Review of Local Area Plans



Process / Timeline

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

Blarney-Macroon Municipal District



Blarney-Macroon Municipal District Local Area Plan 2017

The new Blarney-Macroon Municipal District Local Area Plan 2017 will replace the

- Blarney Electoral Area Local Area Plan, 2011.
- Macroon Electoral Area Local Area Plan, 2011.
- Skibbereen Electoral Area Local Area Plan, 2011.
- Macroon Town Council Development Plan, 2009

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Purpose of the Preliminary Consultation Documents

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

Blarney-Macroom Municipal District



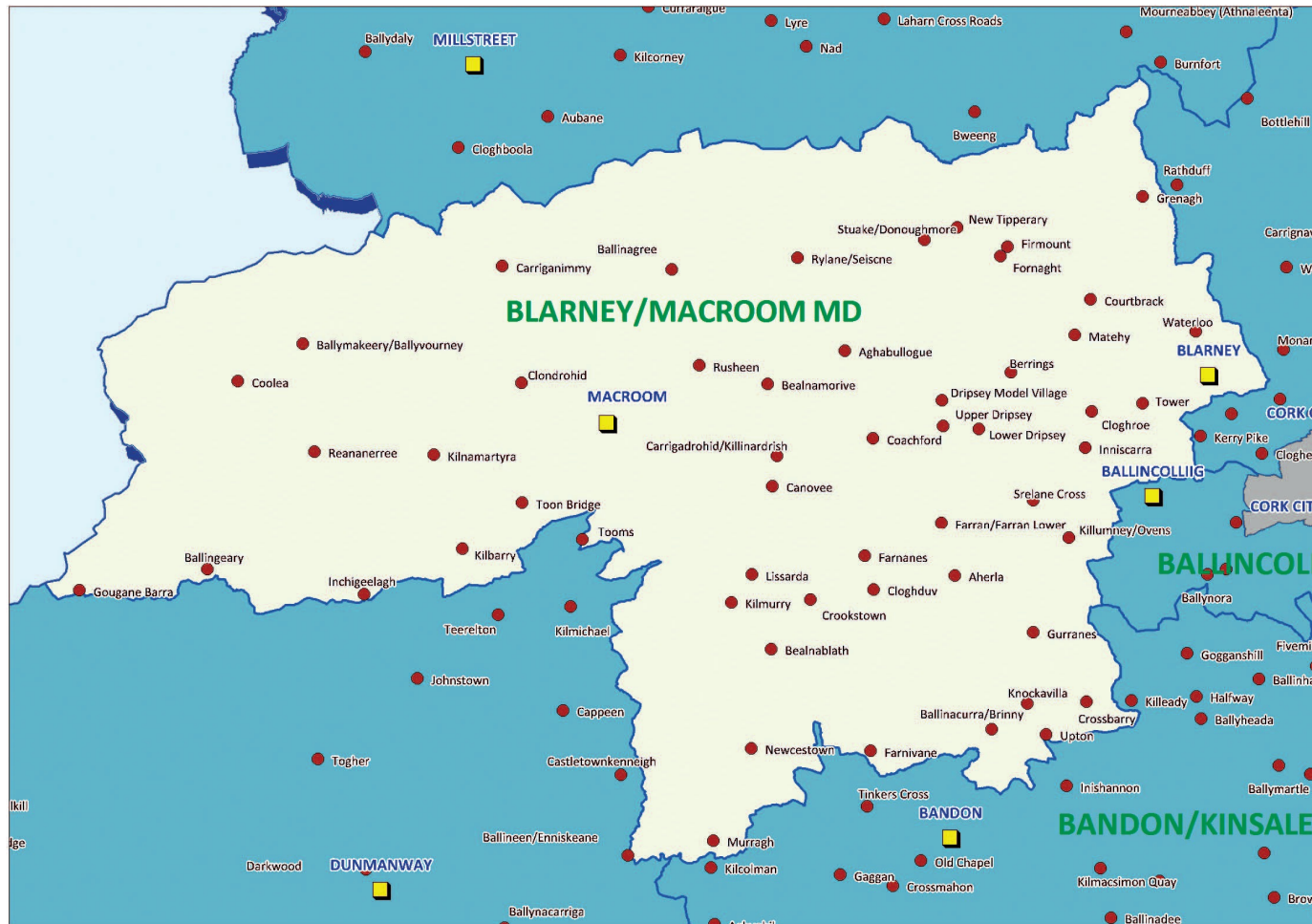
Distribution of population within Blarney-Macroom Municipal District 2011

	Settlements	2011	%
Towns (2)	Blarney (2,437) Macroom (3,879)	6,316	15%
Key Villages (6)	Ballingeary, Ballymakeery/ Ballyvourney, Coachford, Grenagh, Kilmuney/ Ovens, Tower	8,872	20%
Villages (14)	Aherla, Aghabullogue, Cloghduv, Clondrohid, Crookstown, Crossbarry, Dripsey, Inchigeelagh, Kilnamatyra, Kilmurry, Model Village (Dripsey), Newcestown, Rylane/ Seiscne, Stuake/ Donoughmore		
Village Nuclei (27)	Ballinacurra/Brinny, Ballinagree, Bealnamorive, Berrings, Canovee, Carrigadrohid/ Killinardrish, Carriganimmy, Cloghroe, Coolea, Courtbrack, Farnanes, Farnivane, Firmount, Fornaght, Kilbarry, Knockavilla/ Old Chapel Cross, Lissarda, Lower Dripsey, Matehy, Murragh, New Tipperary, Reananerree, Rusheen, Toon Bridge, Tooms, Upper Dripsey, Upton		
Other Locations (7)	Bealnablath, Farran/ Farran Lower, Gougane Barra, Gurranes, Iniscarra, Srelane Cross, Waterloo		
Rural		28,210	65%
Total Population		43,398	100%

* Village and Rural Populations are estimated figures



Blarney-Macroom Municipal District



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Table 2.2: Blarney-Macroon Municipal District						
Housing Requirement					Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Blarney	2,437	7,533	2,566	103	92	2,792
Macroon	3,879	4,536	571	23	60.90	1,184
Total Main Towns	6,316	12,069	3,034	126	152.90	3,976
Villages	8,872	12,070	2,105	–	–	1,526
Rural	28,210	25,833	741	–	–	–
Total Villages and Rural	37,082	37,904	2,846	–	–	1,526
Total Municipal District	43,398	49,973	5,880	126	152.90	5,502

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 26.9Ha

Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 6

Strategic Land Reserve



- The CDP 2014 indicated that the Strategic Land Reserve in the County Metropolitan Cork Strategic Planning Area is only 14% (153ha), whereas the guidelines recommend up to 50%. This level of reserve (or 'headroom') is considered too low for the likely needs of the nation's second city and its Metropolitan Region.
- Purpose of maintaining a 'Strategic Land Reserve' is to provide choice in the housing market. Also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed.
- CDP Suggested that need to identify additional residential land to add to the current strategic land reserve in the County Metropolitan Cork Strategic Planning Area and this may include proposals within this Municipal District.
- These lands have yet to be identified, and may include additional lands within the Blarney-Macroom Municipal District in the Metropolitan Cork Strategic Planning Area. Such lands which adjoin the main towns (or planned extensions to them), have access to Irish Water services (with capacity for future development) and can provide access to established public transport corridors will be considered for inclusion in the new Draft Local Area Plan to be issued in 2016.

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- Distribution of Employment Land

Table 2.5: Employment Land Supply

Location	Business Land (Ha)	Industrial Land (Ha)
Blarney	20.8	0
Macroom Environs*	12.22	16.8
Total	33.02	16.8

*Excludes lands within former Macroom Town Council Area.

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Planning Strategy for Blarney-Macroom MD



Water Services – Blarney-Macroom MD Position*							
CDP Dev. Approach		IW Infrastructure					
		Waste Water			Water Supply		
Main Towns (2)	Estates	1	1	0	0	2	0
Key Villages (6)	Groups/ Individual	1	5	0	2	4	0
Villages (13)	Groups/ Individual	5	3	5	11	2	0
Village Nuclei (27)	Individual	2	1	24	7	5	15
Total	Total	9	10	29	20	13	15
* Provisional – subject to confirmation							
Irish Water services in place with broadly adequate capacity for planned development							
Irish Water services in place with limited or no spare water services capacity							
No existing Irish Water Services							



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Table 2.3 :- Strategy for Water Services Provision

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

Review of Local Area Plans



Broad Approach

- Review of existing Local Area Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged
- Will look in more detail at Town Centres and how they can be strengthen / improved
- Proposals in villages to be largely the same, where possible. Retaining development boundaries. Scale of development envisaged will remain at 2011 levels in most cases.
- Water Services issues may affect the scale of future growth in the following **Villages**: Aherla, Crossbarry, Kilmurry, Newcestown, Stuake/ Donoughmore and **Village Nuclei**: Berrings, Courtbrack, Firmount, Fornaght and Upper Dripsey,
- At this stage of the process information on flood risk is the same as in the current LAP.

LAP Review – Blarney



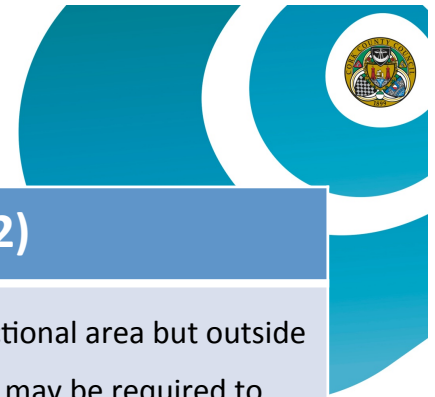
	Main Issues for the Review of the LAP for Blarney (1 of 2)
Residential Land Supply	<ul style="list-style-type: none">•Retain existing residential zonings.•Consider identifying additional housing land including the lands stretching east from Station Road towards the N20 and south to the R617.
Employment Land Supply	<ul style="list-style-type: none">•Retain existing Employment zonings.
Town Centre/ Retail	<ul style="list-style-type: none">•Consider how to strengthen the retail core of the town while protecting its attractive environment.•Suggest providing modern retail floorspace in parallel with population growth within the Stoneview site.•Consider focusing the retail offer in the existing town centre around the provision of high end tourism related developments.•Consider identifying suitable sites within the existing “town centre” area to allow expansion of the existing town centre’s retail and tourism function.

LAP Review – Blarney



	Main Issues for the Review of the LAP for Blarney(2 of 2)
Community Facilities/Green Infrastructure	<ul style="list-style-type: none"> •Seek opportunities to expand the range of active and passive open spaces. •Consider what community facilities are required and where should these facilities be located. •Consider if there is a requirement to provide additional healthcare facilities such as a primary care centre in the area. •Consider what additional educational facilities are required to be provided in parallel with population growth.
Transport and Mobility	<ul style="list-style-type: none"> •New junction required onto the N20 to improve accessibility. •Consider opportunities to enhance walking/cycling facilities within the town. •Prioritise the reopening of the railway station as part of the Stoneview Masterplan site. •Consider how to improve connectivity between the Masterplan site and the town centre. •Consider how to improve pedestrian/cycling connectivity between Blarney and Tower. •Prioritise the development of the M20.
Water Services Infrastructure	<ul style="list-style-type: none"> •Increased capacity in water services infrastructure (water & wastewater) required to serve Stoneview (X-01 site).
Flood Risk	<ul style="list-style-type: none"> •Take account of the latest flood study.

LAP Review – Macroom



	Main Issues for the Review of the LAP for Macroom (1 of 2)
Overall	<ul style="list-style-type: none"> • Consider amalgamating agriculturally zoned land within the former Town Councils functional area but outside the town development plan boundary into the Macroom Town Greenbelt. Some lands may be required to meet any additional housing/employment land requirements identified under this review.
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings. • Consider redefining a number of residential zoning objectives into a single residential and/or existing built-up area land-use category. • Remove lands zoned L-9 & L-10 due to location of sites within flood risk zones.
Employment Land Supply	<ul style="list-style-type: none"> • Suggest retain existing employment lands and re-classify sites in town council area. • Consider removing I-01 site to the south of the town which is detached from the development boundary of Macroom and consider possible alternative sites located within or adjoining the existing built-up area.
Town Centre/ Retail	<ul style="list-style-type: none"> • Consider adjusting the extent of the town centre zoning & suggest new land use policy approach for lands west of the Bridge (formerly town centre expansion area) for possibly residential or existing built up area use. • Define the Retail Core within the revised town centre.

LAP Review – Macroom



	Main Issues for the Review of the LAP for Macroom (2 of 2)
Community Facilities/Green Infrastructure	<ul style="list-style-type: none">• Consider need for lands which could be used to facilitate the development of public playgrounds at locations adjacent to new public areas particularly around Gurteenroe and Masseytown.
Transport and Mobility	<ul style="list-style-type: none">•The delivery of the M22 is a priority to address congestion within the town centre.
Water Services Infrastructure	<ul style="list-style-type: none">• Upgrades are required to the water and wastewater infrastructure in the town which are currently at capacity to facilitate future growth.
Flood Risk	<ul style="list-style-type: none">•Take account of the latest flood study.



Next Steps

Non Statutory Public Consultation Process

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