

Report to Members

Bandon-Kinsale Municipal District Local Area Plan Public Consultation Draft

Chief Executive's Opinion on the Issues Raised by Submissions & Recommended Amendments

6th March 2017

Document Verification

Page 1 of 1

Job Title: Report to Members						
Document Title: Bandon- Kinsale Municipal District Local Area Plan Draft Plan Consultation and						
Other Issues Document Ref:						
Revision	Date	Filename:				
		Description:				
			Prepared by	Drawn by	Checked by	Approved by
		<i>Name</i>	KOM	AF	PM	ML

This report focuses on the submissions and observations received from the public following publication of the Bandon Kinsale Municipal District Local Area Plan Public Consultation Draft, which sets out the planning framework for the development of the Municipal District up to 2023. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Act 2000, as amended, and will inform the preparation of the various amendments to the Bandon-Kinsale Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the proposed amendments to the plan following consideration of the issues raised in the submissions and other pertinent issues. Appendix C of the report includes a List of submissions by interested party. Appendix D of the report identifies any proposed mapping changes. Appendix E lists any late submissions.

Section 1 Introduction

1.1 Where we are in the process

1.2.1. The Bandon-Kinsale Municipal District Local Area Plan Public Consultation Draft was published on the 16th November 2016 and was made available to the public until the 16th of January 2017. Copies of the Draft Plans were available for inspection at the Planning Department , Floor 1, County Hall; Norton House, Skibbereen; Council Offices at Annabella, Mallow and in all Libraries throughout the county.

1.2.2. In addition the Draft Plans and all supporting documentation including the Strategic Environmental Assessment Environmental Report, Strategic Flood Risk Assessment and Habitats Directive Screening Report are available on the Local Area Plan website <http://corklocalareaplans.com/> . The Draft Plans were made available in DVD (free of charge). Full copies of the Draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts. Also for the first time all the land use zoning maps for every settlement were made available on a Map Browser available through the Local Area Plan Review website.

1.2.3. Although not required under the Act, a public exhibition / information day was held during the display period to encourage people to take part in the plan process. This was held in the Town Hall, North Main Street, Bandon on 8th December 2016.

1.2.4. A number of individuals and groups sought the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

1.2 Submissions

1.2.1. There were a total of 100 submissions received during the public consultation period on the Draft Bandon-Kinsale Municipal District Area Local Area Plan. Of these 101, there were 2 duplicates, leaving a total of 98 valid submissions. Of these, 6 submissions focused on general issues facing the Municipal District, with a further 2 site specific submissions.

1.2.2. The majority of the submissions received (38) related to issues in the 3 main towns within the Municipal District. 35 submissions related to issues in the key villages, 12 submissions related to issues in the villages, 7 submissions related to issues in the village nuclei with 3 submissions received in relation to the "Other Locations".

1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a Natura Impact Screening Report has been prepared. The recommendations from this report are set out in Appendix B of this report and it is the Recommendation of the Chief Executive that they be included in the amendments.

1.4 How to use this report

1.4.1. This report is set out to fulfil a number of functions. Firstly and overall, it's purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period.

1.4.2. Section 2 sets out the Chief Executive's view of the principle issues raised and includes the Chief Executive's recommendations for amendments to the draft plan.

1.4.3. Included thereafter, in Appendix A, is the full list of submissions received during the consultation process including the name of the interested party, with a summary of the submission and the Chief Executive's Opinion included. This list is laid out in settlement order alphabetically.

1.4.4. Appendix B, sets out the details list of proposed recommended material amendments to the Draft Local Area Plan. This list is set out by settlement.

1.4.5. Appendix C of the report includes a List of Submissions by Interested Party.

1.4.6. Appendix D of the report shows all the Map Amendments.

1.4.7. Appendix E lists the late submissions.

1.4.8. Elected Members should note that the 'material amendments' are those that affect the objectives/policies of the plan or will otherwise have a significant effect on the outcomes of the plan. Some of the changes to the plan that have been requested in submissions are considered to be 'non-material' where, for example, they will result in an updating of the factual content of the plan or a change in the way that existing information is displayed.

1.4.9. 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in May 2017. These non-material changes will simply be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures, information already shown in the County Development Plan 2014 or approved by the appropriate national body).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2014.
- Changes to the plan reflecting or consequent upon a material change.

1.5 Next Steps

1.5.1. Following the issue of this report to Members on the 6th March 2017. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Chief Executive (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Chief Executive's recommendation;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
 - The last day on which the Council can make resolutions with regard to the Draft Plan is Monday 27th March 2017.

1.5.2. The following arrangements have been made so that Elected Members can give appropriate consideration to the issues raised in this report:

- A meeting of the Development Committee has been arranged for Friday 24th March 2017 at 11am in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Chief Executive's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Monday 27th March 2017 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans.

1.5.3. The Planning and Development Acts require that any material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the beginning of May 2017. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

1.5.4. The issues raised in any submission or observation subsequently received will then be made the subject of a further report to Members of the Council together with recommendations so that these can be taken into account. This stage of the plan is executed by resolution of the Council. The new Local Area Plan will come into force four weeks from the day it is made.

1.5.5. During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the County and any statutory obligations and any relevant Government or Ministerial policies and objectives in force.

Section 2 Principal Issues Raised

2.1 Introduction

2.1.1. This section of the report briefly sets out the justification supporting the Chief Executive's recommendations for amendments to the plan and also, where other significant issues have been raised and no change to the plan is recommended a brief justification is set out.

2.1.2. Detailed text and maps in relation to the recommended changes can be found in Appendix B and Appendix D.

2.2 General Issues

2.2.1. The following paragraphs set out the justification for the Chief Executive's recommendation on a number of general issues that affect the overall approach, not only to this local area plan, but also to all the local area plans currently being prepared by the County Council. In many cases several submissions have set out differing points of view on the approach that should be taken and these individual points of view are reflected in the submission summaries set out in Appendix A. The recommendations set out below have taken all the points made into consideration.

Former Town Council Towns with a Town Development Plans

2.2.2. The Bandon Kinsale Municipal District Draft Plan published on 16th November 2016 sought to plan for the development of Kinsale town, and its environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Kinsale Town Plan. The Department of Housing, Planning, Community and Local Government made a submission to the Council during the public consultation stage and advised against this approach. Therefore, it is now proposed to proceed on the basis that the Bandon Kinsale Municipal District Local Area Plan will deal only with the environs of Kinsale towns, i.e., the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the zoning map for Kinsale will 'grey out' the area to which the Fermoy Town Development Plan applies.

2.2.3. The current Kinsale Town Development Plan 2009 will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Kinsale Town Development Plan 2009 is the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.

Chief Executive's Recommendation: Amend Section 3.3 of the Plan dealing with Kinsale Town so that issues covered by the Kinsale Town Plan 2009 are omitted from the Draft Local Area Plan. The Local Area Plan will now only deal with 'Environs' of the town. Amend the zoning map for Kinsale Town and 'grey out' the area to which the Kinsale Town Development Plan applies. See the proposed Amendment BK.01.07.01 in Appendix B.

Active Land Management

2.2.4. In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

2.1.1. Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and

Bandon Kinsale MD Local Area Plan Review

economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

Chief Executive's Recommendation:

Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- **Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets**
- **The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates**
- **The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state**
- **Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors**
- **Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork**
- **It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.**

See Amendment No.BK.01.08.01 and Appendix B3.

Flood Risk Management and the Local Area Plans

2.2.5. In coastal settlements, and settlements linked to flood risk issues in the wider harbor area, the flood zone mapping shown in the Draft Plan was incomplete and many coastal settlements appeared not to have a coastal flood risk. This has now been rectified and is reflected in the proposed amendments to the plan. There has been a change to the flood zone mapping for Kinsale, Carrigaline (South), Crosshaven and Bays and Garrettstown/ Garrylucas. See the amendments for these settlements in Appendix B.

Chief Executive's Recommendation: See Amendments BK.03.03.09, BK.03.04.02, BK.04.05.08 and BK.05.02.02 and associated map changes in Appendix D.

2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities

2.3.1. Submission were received from several Ministers, Government bodies or other local authorities and are listed below:

1. Department of Housing, Planning, Community and Local Government.
2. Southern Regional Assembly.
3. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage.
4. Department of Education and Science.

5. Cork City Council.
6. Environmental Protection Agency (EPA).
7. Irish Water.
8. National Transport Authority (NTA).
9. Office of Public Works (OPW).
10. Transport Infrastructure Ireland (TII).
11. Health and Safety Authority (HSA).

2.3.2. Summaries of the issues raised in these submissions and details of the Chief Executive's opinion are set out in Appendix A. The following paragraphs address the major issues likely to affect the amendment of the local area plan.

Department of Housing, Planning, Community and Local Government

2.3.3. The Department acknowledges the large body of work that the Council has undertaken in the preparation of the eight draft Municipal District Local Area Plans and the concise manner in which the relevant plans have been presented.

2.3.4. The Department raise a number of significant issues as follows:

Issue 1: Statutory Plan Hierarchy and Timelines

2.3.5. In order to ensure clarity in relation to the statutory hierarchy of plans and the relationship between the existing statutory town development plans and the wider municipal district local area plans which incorporate but cannot overwrite the written statements and maps associated with the town development plans, the written statement needs to illustrate that the nine Town Plans are still current and the area of the MD LAP's extends out from the zoning objectives of the town plans to include the urban environs and rural settlements within the MDs.

2.3.6. Request that Plans be amended to:

(1) Illustrate the hierarchy of plans within Cork County and timelines of such within each local area plan;

(2) Ensure consistency of zonings between the existing statutory Town Development Plans and draft MD LAP's. For ease of reference, the zonings and objectives contained within the existing Town Development Plans are shown within the relevant local area plans. To comply with the statutory requirements, no modification should occur to the existing zonings and objectives of the Town Development Plans as incorporated into the MD LAP zoning objective maps.

(3) Overlay the boundaries of the nine town plans within each of the corresponding local area plan zoning maps. Reference should be made within the written statement that the zonings and objectives of the Town Development Plans are current.

2.3.7. Chief Executives Opinion: With regard to the former nine Town Council Towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal, it is proposed to proceed on the basis that the MD LAPS will deal only with the environs of these towns, i.e. the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.

2.3.8. The current Town Council Development Plans for the towns of Clonakilty, Cobh, Fermoy,

Bandon Kinsale MD Local Area Plan Review

Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.

2.3.9. The Municipal District Local Area Plans currently being prepared will provide for the proper planning and sustainable development of each of its towns/ environs of the former town Council towns, villages and settlements within the District in accordance with the planning policy framework set out in the County Development Plan 2014.

Chief Executive's Recommendation: Proposed Amendment; Delete Table 1.1 and Replace with new Table. Delete Paragraph 1.7.6 "Approach to Town Council Development Plans" and replace with new text reflecting current status of the Town Council Development Plans. See Amendment No's BK.03.01.01 in Appendix B1.

Issue 2: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings

2.3.10. Appendix B of the Cork County Development Plan 2014 (CDP) contains the core strategy tables for each Municipal District with a breakdown of figures for each main town. Each draft MD LAP contains population and housing figures. These figures should be consistent with the CDP, however on closer examination there appear to be significant inconsistencies between the Cork CDP core strategy figures and the figures contained in the draft MD LAP's with regard to the amount of land zoned for residential development purposes.

2.3.11. Accordingly, your authority is requested to clarify (a) the basis for such inconsistencies and more importantly (b) your proposals to address and remove such inconsistencies having regard to the provisions of Section 19 of the Act which places a statutory obligation on planning authorities to ensure that the amount of lands zoned for housing and other uses identified in the Core Strategy of the relevant development plans and the local area plans made in that context, are the same.

2.3.12. Municipal Districts and towns that require further examination and clarification by the Council include: Draft Bandon-Kinsale MD LAP; Draft Blarney-Macroom MD LAP; Draft Cobh MD LAP; Draft Kanturk-Mallow MD LAP; West Cork MD LAP.

2.3.13. Densities stating Medium A, Medium B density are given for each residential land parcel however figures for the corresponding densities are not apparent. The Council is requested to indicate density figures within each Plan.

2.3.14. In addition to the above, it is unclear as to whether some of the above anomalies are occurring through the addition /omission of the town plan zonings. To ensure clarity and transparency it would be beneficial if the Council provided a table including the amount of residential land zoned within the area of each Town Development Plan.

2.3.15. The Planning Authority is reminded under S.19 (2) of the Planning and Development Act 2000 (as amended) and Circular PSSP 6/2010 that consistency is required with the objectives of the CDP, its core strategy and any LAP's. The LAP's as currently drafted and presented would not appear to be compliant with this requirement.

Chief Executive's Opinion:

- a) The Municipal District Tables set out in Appendix B of the current CDP were prepared on the basis of the 2011 Local Area Plans which in turn was based on work done in 2009/2010 period. During the course of the preparation of the current Draft Local Area Plans the supply of residentially zoned land and its potential yield was reviewed in lights of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required. The issues included impact of updated flood maps, sites having been developed, issues arising from Habitats Directive Assessment and the need to provide additional headroom in the Main Towns to compensate for the lack of water services infrastructure within the village network which meant that a significant amount of the growth allocated to the villages cannot at present be

accommodated. The LAP Review included the residential zonings within the Town Councils where rationalising/updating of those zonings also lead to changes in the amount of zoned land and its potential yield. Also in some of the Metropolitan Towns additional zoned land is proposed in order to increase the amount of residentially zoned land to meet some of the Strategic Land Reserve/Headroom deficit identified in Chapter 2 Core Strategy of the CDP 2014 in the area where the greatest demand for housing is greatest.

- b) The Housing Densities High, Medium A and Medium B are set out in Objective HOU 4-1 and Table 3.1 in Chapter 3 Housing of the Cork County Development Plan, 2014 along with the explanatory text.
- c) The amount of zoned land and its yield contributed by the Town Council Development Plans will be included in a revised Table 2.2 and Table 3.1 as appropriate.
- d) During the lifetime of this plan, the council will initiate an Active Land Management process to help address the fact that not all residentially zoned lands delivers housing. The above table should be considered within the context of this Active Land Management process narrative as set out in Section 2 and **Amendment No's BK.01.07.06 in Appendix B3.**

Chief Executive's Recommendation:

- a) **Amendment Proposed: Delete Table 2.2 "Housing Requirements and Supply" and replace with revised Table 2.2 and additional text where appropriate in each Municipal District where this issue arises explaining the revised Tables and showing how they are broadly consistent with the Core Strategy of the CDP. See Amendment No.BK.03.01.01 in Appendix B1.**
- b) **Amendment Proposed: Insert a new heading "Housing Density" and Paragraph before heading "Quality in Urban Design" in Section 1. See Amendment No. BK.01.07.03 in Appendix B.**
- c) **Amendment Proposed: Include figures for the amount of residentially zoned land and housing yield contributed by each Town Council Development Plan in Table 2.2 and Table 3.1 and . See Amendment No's. BK.03.01.01 and BK.03.03.01 in Appendix B1.**

Issue 3: Water Services Infrastructure

2.3.16. The Department notes and supports the objectives throughout the Draft LAP's that take into account water infrastructure deficiencies in certain areas and which state that 'all new development shall be connected to the public water supply and public waste water treatment system'.

2.3.17. Such policy is very important given the legacy of developments in Cork constructed with Developer Provided Water Infrastructure (DPI) and which in many cases has failed leading to significant negative environmental implications and public remediation costs.

2.3.18. It is critical to ensure that further DPI based residential development is avoided. The Department recommends that the County Council insert a general objective stating that in terms of water infrastructure no developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.

Chief Executive's Opinion: The Council will continue to work with Irish Water to ensure the delivery of the necessary water services infrastructure required to implement the objectives of this plan and meet the Core Strategy population targets. It is intended to include an objective to address this issue.

Chief Executive's Recommendation: Proposed Amendment: Insert additional objective in Section 2 Local Area Strategy, LAS-01 to address this issue. See Amendment No. BK.02.05.02 in Appendix B.

Issue 4: Economic Zonings

2.3.19. The Draft Local Area Plan's have zoned substantial amounts of land for industry and business

Bandon Kinsale MD Local Area Plan Review

development within some of the towns and villages throughout Cork.

2.3.20. The Department considers that some of these zonings should be reassessed with regard to the reduction of their scale in some cases or the inappropriateness of their location and on an evidential basis. Furthermore, the insertion of an overall table in each MD LAP indicating the amount of economic zonings for each town is requested.

2.3.21. The Council should especially demonstrate the requirement for the following zonings:

Bandon-Kinsale MD LAP:

- **Bandon:** Objective BD-B08 lies to the far west of Bandon MD within the greenbelt. The Department would advise the Council to provide an explanation and specific justification for this objective.

Chief Executive's Opinion: Objective BD-B-08 is in the current Bandon Kinsale Local Area Plan, 2011. It was intended to remove the Objective and change the zoning map in the Draft Plan. The zoning objective was removed but the corresponding change to the zoning map was not shown. Table 2.4 "Employment Land Supply" has been updated in the Draft Plan showing the amount of land zoned for Business, Industry and Enterprise on a town by town basis. The removal of B-01 in Oldchapel has resulted in a small reduction in the business land supply.

Chief Executive's Recommendation: Proposed Amendment: Delete BD-B-08 zoning from the Bandon Town land use zoning map. See Amendment No BK.03.02.01 in Appendix B and Appendix D Maps.

Issue 5: Strategic Flood Risk Assessment

2.3.22. Department state that approach set out in Volume 2 Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009 as it indicates that the planning authority is retaining an unsuitable zoning which has not passed the justification test. There is no presumption in law that guarantees zoning objectives will remain unchanged upon the review of a Plan. Strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use (notwithstanding the areas covered by the Town Development Plans).

2.3.23. Reminded of the legislative requirement that if it is not possible to implement certain policies and objectives contained in Section 28 Guidelines, a reasoned justification for this approach by way of explanation needs to be set out within the written statements of each MD LAP.

2.3.24. Request specific proposals to ensure that national policy on flood risk assessment is being upheld, in particular reassess the following residential zonings:

2.3.25. Table 4.2 in section 4.4.8 of the SFRA for Draft Bandon-Kinsale MD LAP lists the specific land sites within the Plan that are located within either Flood Zone A or B. As the Draft Plan stands within individual settlement plans and land use zonings there are a number of incompatible residential zonings in areas that have been in part identified as being within flood zone A and B these are BD-R-04, BD-R-15, CL-R-04, CL-R-13 and CL-R-15.

Chief Executive's Opinion: Residential zonings where a residual and often peripheral part of the site is shown to be within a flood risk zone have been retained. The approach was agreed with the OPW when the Council introduced the Flood Risk Mapping as part of the last LAP Review. The main reasons were;

- In some cases, certain zonings were included in areas at risk of flooding, even when such zoning did not pass the Justification Test, as a response to a desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous Plan'.

- It was considered that such sites could be best dealt with at Development Management level i.e. the design and layout of any residential scheme would take account of small areas at risk of flooding and ensure that flood compatible uses like open space would be located in such areas. This approach ensures that well located residentially zoned lands will continue to contribute to the overall supply of such lands and not necessitate the zoning of more peripheral less well located lands.
- Given the level of detail available with some of the flood risk mapping it was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.

Therefore the Council is of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.

Chief Executive's Recommendation: No Change Proposed.

Southern Regional Assembly

2.3.26. The Southern Regional Authority is broadly supportive of the Draft Plan and notes that the Draft LAP represents a strong body of work with a clear plan structure and demonstration of consistency as far as it is practicable with national, regional and county planning policy including Core strategy of the Cork County Development Plan, 2014. It notes that strategic locations for future population and employment growth and key infrastructure required to accommodate this growth are identified by the Draft Plan. Clarity is sought with regard to Table 2.2 of the Draft LAP "Housing Requirement and Supply". The submission does not require any further clarification to the Draft Bandon Kinsale MD Local Area Plan.

Chief Executive's Opinion: A revised Table 2.2 "Housing Requirement and Supply" will be included in light of the exclusion of the former Town Council lands along with additional text showing how the Draft Plan is broadly consistent with Table B.6 and Core Strategy of the Cork County Development Plan, 2014.

Chief Executive's Recommendation: Proposed Amendment: Revise Table 2.2 and include supporting explanatory text as appropriate. See Amendment No. BK.03.01.01 in Appendix B.

Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage

2.3.27. This submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.

2.3.28. Submission advises further consultation with the Council's Heritage Unit in relation to the provisions of the Draft Plan and strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified as Strategic Land Reserves.

2.3.29. Department further recommends that sites of archaeological importance that are State or Local Authority ownership should be highlighted and each plan should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage, in addition to a set of General and Specific Objectives which may be included in a new "Archaeological, Built and Underwater Heritage" section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).

2.3.30. Submission further notes that the provisions of the National Monuments (amendment) Act

Bandon Kinsale MD Local Area Plan Review

1930-2014 protects all shipwrecks over one hundred years old, underwater archaeological structures, features and objects, and in this context each plan should take account of any impacts on riverine, lacustrine, intertidal and sub-tidal environments. Finally submission suggests that text in relation to heritage protection should be included for large scale development such as the Residential Land Reserves.

Chief Executive's Opinion: The Council acknowledges that some archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management and the project stage. Where possible, new zonings have tried to avoid impacts on archaeological sites. It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans. County Development Plan Objective HE3-2 deals with Underwater Archaeology.

Chief Executive's Recommendation: Proposed Amendment No's BK.02.06.01 and BK.02.06.03 in Appendix B.

Department of Education and Science

2.3.31. This submission notes the importance of providing sufficient educational infrastructure to meet the needs of the community. Department will continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose, following the full appraisal of all potential school site options by the Dept for technical suitability for school development.

2.3.32. Department notes that school reservations should be made as close as possible to existing community facilities, encourages a multi campus approach, encourage provision of sites adjoining green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights. Submission identifies the need to reserve sites for primary and/or post primary schools in a range of towns across the County.

2.3.33. In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Bandon Kinsale Municipal District. There is a requirement for future educational facilities in the both Bandon and Kinsale to serve the population growth targets envisaged over the lifetime of the Plan. This requires the identification of 1 additional primary and 1 additional post primary school sites in Bandon and two additional primary and 1 additional post primary school sites in Kinsale. One of the primary school sites is required to meet the permanent needs of Summercove National School.

Chief Executive's Opinion: It is recommended therefore that the Draft Local Area Plan be amended to identify primary and post primary school sites in both Bandon and Kinsale towns. In the case of Bandon Town it is intended to revised existing residential objectives BN-R-08, BN-R-14 and BN-R-17 and include additional text regarding the revised school requirements. In the case of Kinsale it is intended to include additional text stating that the Council will work with the Department to identify the necessary sites and to put in place the required planning policy provisions. Lands have been zoned in Summercove to facilitate the relocation of Summercove NS from its current constrained site.

Chief Executive's Recommendation: Bandon Local Area Plan to be amended to identify additional school sites – see proposed amendments BK.03.02.02, BK.03.02.03, BK.03.02.06, BK.03.02.07, BK.03.03.04, BK.03.03.07 and BK.03.03.08 in Appendix B and Mapping change in Appendix D.

Cork City Council

2.3.34. The submission from the City Council raises issues in relation to locating new growth close to the edge of the city to cater for city expansion in a more sustainable fashion, comments on the SLR sites, density and residential yields along public transport corridors, the City Gateways initiative and development of the Urban Expansion Areas within Metropolitan Cork.

Chief Executive's Opinion: This is not relevant to the Bandon Kinsale Municipal District Local Area

Plan.

Chief Executive's Recommendation: No Change Proposed.

Environmental Protection Agency

2.3.35. This submission raises issues in relation to the Draft Plan, Environmental Reports and some settlement specific issues. In relation to the Draft Plans the submission notes the need for development to be linked to the ability to provide water services infrastructure, the need to prioritise the provision of secondary treatment in some areas and the need to include more information on the environmental sensitivities of each area. Submission also suggests a commitment to the implementation of the National Broadband Plan, the preparation of a Climate Adaptation Strategy for the County and inclusion of objectives ensuring the Council fully assess the impacts of development on priority habitats and species.

2.3.36. Submissions also makes a number of comments in the relation to the Environmental Report and how the SEA process has been integrated into the plans, seeking clarity on how the environmental sensitivities of each area have influenced the plan, the compliance status of critical infrastructure and the use of habitat mapping to inform the plans. Submission recommends the plans make provision for the protection of key ecological corridors and linkages within each plan area. Review of the landscape strategy of the county is also recommended. Clarification is also sought on the assessment of cumulative impacts, selected of preferred development scenarios, mitigation and monitoring. Changes to some of the Environmental Protection Objectives are also suggested.

2.3.37. Settlement specific queries are raised in relation to Ballincollig (critical service infrastructure) Cobh . Carrigtwohill (phasing of delivery of new railway stations and delivering infrastructure in the context of EIA, Water Framework Directive, Habitats and Flood Directives), Schull (WWTP has been upgraded) and Charleville (Lands R-06 are at risk of flooding).

Chief Executive's Opinion:

A significant number of the issues raised overlap with the recommendation of the Natura Impact Screening Report and these are included in the Chief Executive's recommendation for the amendments to the plan.

With respect to the timing of the delivery of water services infrastructure, this issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.

Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.

Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan will be included where appropriate. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.

Habitat mapping for parts of the Blarney, Carrigaline and Midleton Municipal Districts was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.

Suggested changes to EPO1 and EPO 5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of

Bandon Kinsale MD Local Area Plan Review

alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.

Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned above. Monitoring will be addressed further in the Environmental Statement.

Chief Executive's Recommendation: Proposed Amendment: Insert additional Objectives into LAS-01 to address issues relating to water services infrastructure, surface water, architectural, archaeological and ecological issues and text into Table 2.3 where appropriate. See Proposed Amendment No's BK.02.06.03 and BK.02.02.01 in Appendix B.

Irish Water

2.3.38. This detailed submission from Irish Water (IW) states that it is Irish Water's objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans subject to the availability of funding and to environmental constraints. Irish Water will endeavor to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the eight Municipal District Local Area Plans over the next plan period, subject to the necessary capital investment and in compliance with environmental objectives and regulations.

2.3.39. Submission also notes that it is IW's objective to provide quality water services in an economic and efficient manner to populations served by the public water services network but there are significant challenges in balancing commitments and available funds to achieve these objectives. Submission requests that the Council considers the implications on water services when determining the settlement and core strategies for the county. The submission acknowledges the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs and indicates that IW's key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.

2.3.40. With respect to further investment the submission notes that Irish Waters Investment Plan 2017 to 2021 identified 46 individual projects in County Cork. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.

2.3.41. There are 180 Water Supply Zones (WSZ) in the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZ's to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZ's into Water. It is also provided to reduce to reduce water leakage in the distribution network to an economically sustainable level in the future.

2.3.42. Submission notes that there are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only preliminary treatment and the European Court of Justice has a case pending in relation to 15 WWTP's in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig. Submission requests that the Council be cognisant of the "designation status" of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.

2.3.43. Finally the submission suggests that the Councils assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.

Chief Executive's Opinion

IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity is noted. The Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, Regional and County planning policy, and to rationalise the operation and provision of water services infrastructure. Proposals for leakage reduction are also acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.

The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations. The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.

Chief Executive's Recommendation: No Change Proposed.**National Transport Authority (NTA)**

2.3.44. This submission raises issues which are relevant to the Municipal Districts within Metropolitan Cork only. Supports consolidation of population growth in Metro Cork and City suburbs along corridors where it can be demonstrated associated development can support investment in public transport services and localisation of trip journeys.

2.3.45. Transport Strategy for Cork Metro Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metro Cork. Anticipated it will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning – social, economic and environmental indicators. Strategy will be able to inform sustainable land use policy formulation. Recommend reference made to Transport Strategy under Objective LAS-01.

2.3.46. Seek greater consolidation of growth in areas contiguous to Cork City and largest Metro Area settlements which demonstrate: Localisation of trip demand across a range of journeys – employment, education, retail etc. Provision of public transport services as competitive alternative to the car for non-local trips, sustainable accommodation of additional development on basis of existing transport infrastructure, existing public transport services, other services at local level

2.3.47. Recommends that the 5 LAPs with Urban Expansion Areas and other development objectives pertaining to Metro Area have a co-ordinated approach to prioritisation of development locations in 9 Urban Expansion Areas.

2.3.48. Strategic Land Reserve: Lack of clarity on further consultation with Stakeholders, no formal framework for review of sites set out, and how/when/what mechanism applied for to prioritise SLR areas. Generally characterised by lack of road capacity, poor or absent public transport networks and local accessibility to facilities. Recommend against inclusion of SLR sites in LAPs in absence of clear evidence based approach and pending fuller assessment and greater clarity, including stakeholder consultation.

2.3.49. Ensure with regard to the Strategic Employment Areas that the scale and location not undermine CASP, not excessively add to current scatter of car dependent commuting and that a strong case can be made for their locations. Recommend development strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.

Chief Executive's Opinion:

The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.

Continued improvements in public transport / walking / pedestrian facilities are being advanced, in collaboration with all key stakeholders. Housing and employment growth is identified for areas where

Bandon Kinsale MD Local Area Plan Review

public transport exists or can be provided, and, proximate residential / employment zonings are also allowed for within the draft plan.

It is intended to revise the Draft Plan to set out the Council's strategy with regard to Active Land Management.

Chief Executive's Recommendation: Proposed Amendment. Insert additional text dealing with Transport Strategy and Cork Cycling Network Plan for Cork Metropolitan Area. See Amendment No. BK.01.07.04 in Appendix B.

Office of Public Works (OPW)

2.3.50. This submission from the OPW highlights the need for the Council to expand its approach to flood risk assessment to include the following:

- a) the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.
- b) the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario. Submission requests that three specific flood storage areas identified as part of the River Bride (Blackpool) certified Drainage Scheme be protected from development in the LAP. These proposed flood storage areas are located within the Cobh Municipal District at Killard, upstream of Blackstone Bridge and at Ballincroilig.

2.3.51. The submission also raises location specific issues in relation to the Claycastle / Williamstown area of Youghal, some of the SLR sites in Metropolitan Cork and the Water Rock and Banshane areas of Midleton. In relation to Skibbereen and Bandon where flood alleviation schemes are under construction, and Mallow and Fermoy where schemes have been completed, the submission points to the need to manage the potential impacts of new development, and surface water discharges from same, on the flood defences. Submission notes that modifications to a flood scheme require the consent of the OPW.

2.3.52. In Skibbereen note that the River Ilen (Skibbereen) Drainage Scheme is currently under construction and make reference to the use of a flood storage area adjacent to the Caol Stream on the Castletownsend Road. Also note that areas labeled SK-R-04 to SK-R-09 all have the potential to affect flood risk on the Assolas and Caol Streams unless run-off is carefully controlled.

2.3.53. In Bandon note that the Bandon River (Bandon) Drainage Scheme is currently under construction. Also note that areas labeled BD-I-02, BD-R-16, BD-B-04 have potential to increase flood risk on Mill Stream while development in areas BD-R-15 and BD-R-14 have potential to increase flood risk from the Kilbrittain Road Stream, if run off is not carefully controlled. With regard to the Graham Norton Walk any modification to the flood defences will require consent from the OPW.

Chief Executive's Opinion: The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review. In addition it is proposed to amend Section 1.7 of the Draft Plan to include an additional section on Managing Downstream Flood Impacts.

Chief Executive's Recommendation: Proposed Amendment: Insert additional text in Section 1.7 "Flood Risk Assessment and Management". See Amendment No. BK.01.07.02 in Appendix B.

Transport Infrastructure Ireland

2.3.54. The submission from TII makes a number of points about the protection of existing national roads, the need to show the relevant routes for new national roads on a map in each LAP and the need to set out mechanisms for funding and delivery of national road upgrades to cater for future plans and private development proposals. The submission seeks clarity on the City Gateways Initiative and considers the approach advocated in relation to Retail Warehousing within Metropolitan Cork to be unacceptable in the absence of an evidenced based planning approach as set out in Guidelines. With respect to the proposals for a Strategic Land Reserve in Metropolitan Cork, the submission considers the information provided to be poor and notes the lack of prior consultation or justification for the sites selected. The submission also makes a number of specific comments in relation to each Municipal District.

2.3.55. In relation to Blarney Macroom MD request that M22 line be shown on Macroom Town map. Also in Macroom concerned that MM-R-03 residential zoning may interfere with line of N22. With regard to Kilmoney/Ovens request that N22 Route Corridor be shown on Key Village Map. In Blarney request consultation with regard to the new framework plan for Stoneview and Ringwood due to potential impacts on the N20. Clarification required with regard to “N20 widening”. State that highly unlikely to fund proposed N20 junction and will not be responsible for all funding of national roads upgrades.

2.3.56. In relation to the Bandon Kinsale MD notes in Bandon Town the inclusion of a gateway proposal for the eastern area of the town where 60 kph speed zone applies and advises that the approach should not lead to the diminution in the role of transition zones. Seek clarification on the approach stated and impact of a tie in with potential Northern Relief Road. Draws attention to BN-B-08 zoning and that no accompanying objective.

Chief Executive’s Opinion: As outlined in Chapter 10 of the County Development Plan, 2014 the Council is committed to the protection of proposed national route corridors where the route selection process has been completed / approved and where the preferred route corridor has been identified. These routes are shown in the Councils CDP Map browser.

In Bandon the BN-B-08 will be deleted from the Town Map. Comments in relation to the gateway and Northern Relief Road are noted.

Line of N71 scheme has not been through any planning process or environmental assessment to date and therefore it is not considered appropriate to include a line at this stage.

Chief Executive’s Recommendation: Amendment Proposed: Revised Bandon Town Map showing BN-B-08 removed. See Amendment No. BK.03.02.01 in Appendix B and Map in Appendix D.

Health and Safety Authority (HSA)

2.3.57. This submissions requests the SEVESO sites across the county be identified on the settlement maps as appropriate. Submission also advises on most recent legislation on the Seveso Directive.

Chief Executive’s Opinion: While the Seveso sites are listed in the County Development Plan they will be also be included on the settlement zoning maps where relevant.

Chief Executive’s Recommendation: Non material amendment. No change proposed.

2.4 Other Issues Raised in General Submissions

2.4.1. In addition to submissions received from Government Departments & Agencies, a number of submissions were received from both individuals, private and public bodies, which raised general issues relating to development in Cork and in the Bandon Kinsale Municipal District.

Construction Industry Federation (Cork Branch)

2.4.2. This submission from the CIF suggests that the Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land and should include a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent. Within the Metropolitan area the submissions argues that lands identified as suitable and needed for development within the proposed SLR sites should be zoned for development, on an equal footing to other zoned lands within the LAPs. Regard should be had to the buildability of the land, the infrastructure cost / value ratio and its marketability.

2.4.3. Submission supports more open communication and consultation between the Council and the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions. The need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands is also mentioned. Submission requests that the CIF and its members be consulted on significant proposed amendments to the Draft LAPs, prior to the formal publication of those amendments.

2.4.4. Further issues raised relate to site-specific flood risk assessment and the subsequent updating of flood zone maps, the establishment of a Land Supply Task Force and the need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.

Chief Executive's Opinion: Updated approach to the Strategic Land Supply issues and Active Land Management is outlined in the CEO Reports for the Municipal Districts located within Metropolitan Cork. Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork. This does not affect the Bandon Kinsale Municipal District.

Site specific flood risk assessments are taken into account as part of the Development Management process and the appraisal of specific development proposals. The need to update flood risk zones will be kept under review.

Local Area Plan reviews are subject to statutory review on a six year cycle. In addition, the Council is providing for Active Land Management.

The Council seeks to engage with all relevant stakeholders in a balanced way as part of the performance of its statutory functions.

Chief Executive's Recommendation: Amendment Proposed: Insert text relating to Approach to Active Land Management, See Amendment No. BK.01.07.06 in Appendix B3.

Transport and Mobility Forum

2.4.5. The Housing and Mobility Forum Cork is a group who has a common interest in sustainable travel. The submission makes a number of comments in relation to sustainable transport in Metropolitan Cork and the selection of sites as part of the Strategic Land Reserve. At a wider level the submission argues in favour of achieving greater connectivity and permeability for active travel modes (walking, cycling) in all areas and that the plans should support measures support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) -including adjoining housing. Walking and cycling links do not necessarily have to follow the motor traffic routes. Submission also supports more emphasis on delivering attractive urban design. Finally submission suggests that the more holistic approach taken to the Masterplans areas should be applied to all individual residential zonings.

Chief Executive's Opinion

Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines. There are no policy impediments with regard to a range of local permeability / movement proposals referenced.

Chief Executive's Recommendation: No Change Proposed.

Bandon Kinsale MD Local Area Plan Review

2.5 Settlement Specific Issues

2.5.1. The following paragraphs list the issues raised in the submissions in relation to settlements:

2.6 MAIN SETTLEMENTS:

Bandon:

2.6.1. A Total of 12 submissions were received for Bandon town - the main issues are as follows:

- **Opposed to proposed hotel development in the grounds of Castlebernard Estate (6)**
- **Revise the text of Special Policy Area BD-X-01 including zoning part of site for residential development (2)**
- **Need to invest in infrastructure.**
- **Rezoned Open Space BD-O-03 for mixed use development**
- **Change part of Open Space BD-O-07 to "Existing Built Up Area"**
- **Review approach to flooding in BD-R-04, BD-R-15, BD-R-16, BD-I-02 and BD-B-04. (DoHPLG and OPW)**
- **Reinstate requirement for primary school in BD-R-14 and revised school requirements on lands zoned BD-R-08 and BD-R-17 (DoEDS)**
- **Retail/ Regeneration Areas**

2.6.2. The issues in the submissions raised for Bandon can be classified under the following headings;

Education

2.6.3. On the basis of the LAP's population forecast figures and following a submission from the Department of Education and Skills (DLAP16-16-11881448) there is a need to identify one primary and one secondary school in Bandon. The Draft Plan has included a requirement to provide a shared primary and post primary school campus on residential lands zoned BD-R-08 and BD-R-17 within the town. On the request of the Department of Education, the requirement for a primary school on lands zoned BD-R-14 has been re-instated.

2.6.4. The Department of Education and Skills land reservation requirement for primary schools is the following, 8 classroom site sizes needed 1.14 ha and a 16 room school site needed 1.6 ha. The land requirement for shared primary and post-primary facilities is 6.7ha.

Chief Executive's Opinion: The Council supports the requirements for further education facilities within the town.

Chief Executive's Recommendation: Amend zoning objectives BD-R-08 & BD-R-17. (See proposed amendments BK.03.02.02, BK.03.02.06 & BK.03.02.07). Amend zoning objective BD-R-14 (See proposed amendment BK.03.02.03).

Castlebernard Estate

2.6.5. A total of 6 submissions were received regarding Castlebernard Estate. Concern was raised regarding the provision of a hotel on site, the provision of public walkways through the site and the historic significance of the buildings and demesne. The Draft Plan has set out an approach to hotel provision within the town and has highlighted the historic importance of the site.

Chief Executive's Opinion: Some additional text has been included regarding the provision of walkways within the site.

Chief Executive's Recommendation: Amend text in Section 3, paragraphs 3.233, 3.2.38 & 3.2.39. (See proposed amendment BK.03.02.04).

2.6.6. Two submissions were received regarding Special Policy Area X-01 within the town. One of these supports the retention of the zoning. The other requests that zoning Special Policy Objective BD-X-01 in Bandon be changed to residential development plus the mix of uses currently proposed with provision of an access road running north to south through the site.

Chief Executive's Opinion: An adjustment to the text will be included.

Chief Executive's Recommendation: Amend text in Section 3, Main Towns, paragraph 3.2.25. . See proposed Amendment BK.03.02.08.

Open Space Zoning (BD-O-07)

2.6.7. One submission was received requesting the Council excludes lands (9.3ha) from BD-OS-07 Open Space designation and to include it in the Existing Built-Up Area.

Chief Executive's Opinion: It is intended to retain the proposed open space zoning to protect the visual setting of the town while inserting revised text in the zoning objective.

Chief Executive's Recommendation: Update text in Volume 1, Section 3 of Objective BD-O-01. See Amendment BK.03.02.05.

Kinsale:

2.6.8. A Total of 20 submissions were received for Kinsale town of which 4 related to site-specific issues within the former town council. The main issues raised in the former Town Council area are as follows:

- **Town Centre Objective KS-T-02**
- **Provision of Community and Amenity facilities within the town.**
- **Protection of Scenic Routes and Important Views within the town.**
- **Reduce size of Open Space zoning around Carmelite Convent.**
- **Recognise importance of climate change adaptation and mitigation.**
- **Reserve land for 2 primary (1 to facilitate relocation of Summercove) and 1 post primary schools**

Chief Executive's Opinion: These submissions relates to lands that are covered by the provisions of the Kinsale Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submissions relating to specific policy and land use zoning cannot be considered as part of this process. See Section 2 for further details. It is intended to include additional text in relation to DoES requirements in plan.

Chief Executive's Recommendation: Proposed Amendment. Insert additional Objective relating to school provision in Volume 1, Section 3, KS-GO-10. See Amendment No. BK.03.03.07 in Appendix B.

2.6.9. A Total of 16 submissions were received for Kinsale Environs and/or general issues in the town. The main issues raised are as follows:

- **Reserve land for 2 primary (1 to facilitate relocation of Summercove) and 1 post primary schools**

Bandon Kinsale MD Local Area Plan Review

- **Provision of Community and Amenity facilities within the town.**
- **Zone part of KS-O-03 for residential and camping/caravanning.**
- **Zone additional land for residential development to the north west of the town.**
- **Tourism**

School Provision

2.6.10. Two submissions have been received in relation to the provision of schools within the town. The Department of Education has identified a need for two primary and one post primary school. One of the primary schools and the post primary school is required to meet the target population growth. A further primary school is required to meet the permanent needs of Summercove National School. A separate submission was received from Summercove National School and Donal O' Leary (landowner) requesting the Council zone land for a school and housing.

Chief Executive's Opinion: The Council supports the requirements for further education facilities within the town.

Chief Executive's Recommendation: Include new zoning objectives KS-GO-10 & paragraphs 3.3.33 & 3.3.34. (See proposed amendments BK.03.03.04 & BK.03.03.07. Include new zoning objective KS-CO-04 (See proposed amendment BK.03.03.08.

Provision of Community and Amenity Facilities within the Town

2.6.11. Two submissions were received in relation to the provision of supporting text and objectives for the Kinsale Mens Shed, Youth Café and local arts groups.

Chief Executive's Opinion: The Council supports the requirements for further community and amenity facilities within the town.

Chief Executive's Recommendation: Include additional text in Volume 1, Section 3, paragraph 3.3.32. See proposed amendment BK.03.03.05.

Rezoning of KS-O-03

2.6.12. One submission was received requesting an amendment to the zoning objective KS-O-03 which is currently zoned Open Space where there is a general presumption against new development in the area as these lands make a significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale. Proposal seeks to include provision for the development of a high quality campsite and very low density residential development to the north of the land adjacent to the existing development, subject to satisfactory visual assessment. Include the provision for accommodation for luxury camping pods and motor home parking within the campsite.

Chief Executive's Opinion: This is a very visually prominent site playing a significant role in protecting the visual setting of the town. It is also of significant archaeological and heritage value in particular relating to the Battle of Kinsale. The road network serving the area is very constrained and any spare capacity should be retained to serve both existing permitted development and existing site that are zoned for development.

Chief Executive's Recommendation: No change proposed.

Extension of the development boundary to the north-west

2.6.13. One submission was received requesting the current Kinsale Town Green Belt lands at Cappagh, adjoining the development boundary to the north-west be zoned for Medium B Residential Development and landowners would then be prepared to facilitate transfer of lands to develop the western end of the Northern Relief Road.

Chief Executive's Opinion: The detailed design of the western end of the Northern Relief Road has not been carried out to date and therefore any significant additional zoning in this area would be premature pending the completion of this work.

Chief Executive's Recommendation: No change proposed.

Tourism

2.6.14. A submission was received from the Mac Donald Hotel Group requesting additional text and objectives in relation to tourism accommodation and facilities in the town. There was support for the Plan's approach to the protection of The Battle of Kinsale sites.

Chief Executive's Opinion: Additional text has been included regarding hotel accommodation in the town.

Chief Executive's Recommendation: Include additional text in Volume 1, Section 3, paragraph 3.3.19. See proposed amendment BK.03.03.06.

Carrigaline (South):

2.6.15. A total of 16 submissions were received for Carrigaline, 6 of these related to lands in Carrigaline (South). The main issues are as follows:

Provision of playing pitches for Carrigaline Rugby Club

2.6.16. Submission requests the provision of playing pitches on land in Kilnagleary that is currently marked CL-B-02 in the LAP.

Chief Executive's Recommendation;

2.6.17. Rezone portion of land to reflect submission. **Amendment BC.03.04.27**

Town Centre Expansion, Regeneration Areas and broadening of use permitted in Town Centre Zoning.

2.6.18. A submission was received requesting that the T-01 zoning be expanded to encompass an area to the south east of the Town Centre which is currently the site of a food retailer and neighbouring lands.

2.6.19. A further submission requested that provision for residential development be provided for in the T-01 zoning, this submission also requested that the Regeneration Area identified around the Old Pottery Site be extended and that the description be amended to allow for "Big Box " retailers.

Chief Executive's Opinion:

2.6.20. The request to expand the T-01 zoning to include the subject lands is considered reasonable and will allow for expansion of the Town Centre to the south east.

2.6.21. The request to allow residential development in the T-01 zoning area is considered compatible with the existing zoning and additional text will be included in the objective wording to allow for residential development.

2.6.22. It is considered reasonable to extend the Regeneration area and amend the description to allow for larger retailers.

Chief Executive's Recommendation;

2.6.23. Amend T-01 zoning to reflect submissions, **Amendment BC.03.04.17**

2.6.24. Amend Regeneration Area CL-RA-01 to include additional text to allow for larger Stand alone retailers. **Amendment BC.03.04.28**

Residential Development

2.6.25. A number of submissions have been received requesting additional residential zonings in Carrigaline on both the northern and southern edges of the town.

2.6.26. The majority of these submissions represent lands which are outside the development boundary and

Bandon Kinsale MD Local Area Plan Review

are located in areas with a road and pedestrian network which has insufficient capacity to cater for the proposals as envisaged in the submission received or in the case of one submission, the lands are required to accommodate a Park and Ride Facility which is deemed an essential element of the delivery of the proposed M28 motorway scheme.

- 2.6.27.** There is however one parcel land south of the town, adjoining an existing residential development to the north, in close proximity to areas served by footpaths and public lighting and an existing amenity walk, which may be suitable for residential development.

Chief Executive's Recommendation;

- 2.6.28.** Extend development boundary to the south along Kilmoney Road opposite proposed CL-R-07 and include portion of lands contained in submission for residential development **Amendment BC.03.04.31**

- 2.6.29.** No change as per submission's 16/11868401,16/1260438,16/11874805, 16/12209834,16/12604699,16/12223944

2.7 KEY VILLAGES:

Belgooly

2.7.1. A total of 3 submissions were received for Belgooly (including 1 duplicate). One submission sought the extension of the development boundary to include Cramers Court. The other submission seeks no further large-scale development in the village given lack of recreation facilities, capacity issues with the sewerage network and high traffic speeds.

Chief Executive's Opinion: There is adequate land within the development boundary to facilitate the target growth. Expansion of the existing nursing home facility at Cramer's Court can be progressed via the development management system.

Chief Executive's Recommendation: No change proposed.

Crosshaven and Bays

2.7.2. A total of 30 submissions were received for Crosshaven and the Bays. Of these 6 related to Crosshaven Village and 24 related to the Bays Area. The main issues were as follows:

- **Impacts on the Special Protection Area Designation;**
- **Traffic Management Issues**
- **Changes to text of T-01**
- **Extension to the development boundary**
- **Concern regarding the proposed line of amenity routes**

Impacts on Designated Sites

2.7.3. Within the Village area a small portion of land zoned built up area overlaps with the Special Protection Area designation in the Owenboy Estuary.

Chief Executive's Opinion: The Habitats Directive Report recommends re-zoning this portion of land as Open Space in order to protect the Natura 2000 site in the adjacent Estuary.

Chief Executive's Recommendation: Include new zoning objective O-10 in Volume 1, Section 4.5: Crosshaven and Bays. See proposed amendments BK.04.05.01 in Appendix B and map change on Appendix D.

Traffic Management

2.7.4. A number of submissions have raised concerns regarding traffic management and parking issues within the village.

Chief Executive's Opinion: The Plan acknowledges the constrained nature of the road network and will include additional text under paragraph 4.5.21.

Chief Executive's Recommendation: Include additional text under paragraph 4.5.21. in Volume 1, Section 4.5: Crosshaven and Bays. See proposed amendments BK.04.05.04.

Changes to T-01

2.7.5. A submission has requested that the range of uses permissible in the town centre (T-01) be updated to allow for conventional retail.

Chief Executive's Opinion: It is acknowledged the existing range of uses is narrow and should be expanded.

Bandon Kinsale MD Local Area Plan Review

Chief Executive's Recommendation: Update Objective T-01 in Volume 1, Section 4.5: Crosshaven and Bays. See proposed amendments BK.04.05.05.

Community Uses

2.7.6. A submission has clarified there is an existing community use in the village core and requests the Council support improved access to same.

Chief Executive's Opinion: Additional text will be included under paragraph 4.5.35.

Chief Executive's Recommendation: Include additional text under paragraph 4.5.35. in Volume 1, Section 4.5: Crosshaven and Bays. See proposed amendments BK.04.05.06.

Royal Cork Yacht Club

2.7.7. The Royal Cork Yacht Club requests the re-instatement of the X-03 Special Policy Area for their marine facility.

Chief Executive's Opinion: The Plan supports the existing use under DB-03 objective.

Chief Executive's Recommendation: No change proposed.

Extension to development boundary

2.7.8. Within the Bays Area there were a number of submissions requesting expansion of the development boundary.

Chief Executive's Opinion: The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services.

Chief Executive's Recommendation: No change proposed.

Amenity Routes

2.7.9. Within the Bays Area there was strong support for the continued low density approach in the Draft Plan. A number of submission raised concern regarding the proposed routing of amenity corridors in the area. These routes have been carried forward from previous Plans and are indicative only.

Chief Executive's Opinion: The Plan will include an additional objective stating the Council will work in co-operation with landowners for the delivery of proposed amenity routes. A mapping change will be made regarding the line of U-08 to avoid the route dissecting property.

Chief Executive's Recommendation: Include new Objective DB-06 in Volume 1, Section 4.5: Crosshaven and Bays. See proposed amendments BK.04.05.03 & amend line of U-08 on map. See proposed amendments BK.04.05.02.

Inishannon:

2.7.10. A total of 2 submissions were received for Inishannon both seeking an extension to the development boundary.

Chief Executive's Opinion: The Council supports the extension of the settlement boundary as requested to allow the inclusion of a small parcel of additional lands which can help deliver the ambitious target set for this settlement.

Chief Executive's Recommendation: Mapping change only. See proposed amendment BK.04.06.01.

Riverstick:

2.7.11. One submission was received requesting a small expansion to the development boundary total of 2 submissions were received for Inishannon both seeking an extension to the development boundary.

Chief Executive's Opinion: The Council supports the extension of the settlement boundary as requested to allow the inclusion of a small parcel of additional lands which can help deliver the population target set for this settlement.

Chief Executive's Recommendation: Mapping change only. (See proposed amendment BK.04.07.01).

2.8 VILLAGES, VILLAGE NUCLEI AND OTHER LOCATIONS**VILLAGES****Kilbrittain (7)**

2.8.1. Most of the submissions received raised concern regarding the reclassification of part of the O-02 as built up area as it may exacerbate flooding impacts on adjacent property and should be retained as a community/school use. There has been no development in the village in the past decade & questions the need for more development land within the village boundary. Questions whether there is capacity in the sewerage system.

2.8.2. The Habitats Directive has highlighted the need for an additional objective to protect the Courtmacsherry Estuary SAC.

2.8.3. A further two submissions were received questioning the accuracy of flood extents maps within the village.

Chief Executive's Opinion: The Council supports the inclusion of additional objectives regarding the protection of the Courtmacherry Estuary SAC, disposal of surface water, proposed upgrading and maintenance of amenity routes, expansion of education facilities and review of flood extent maps.

Chief Executive's Recommendation: Include new Objective GO-01 (o), DB-02, DB-03, DB-04, DB-05 in Volume 1, Section 5.1: Kilbrittain. See proposed amendments BK.05.01.01, BK.05.01.02, BK.05.01.03, BK.05.01.04 and BK.05.01.08 & include additional text under Volume 1, Section5, paragraph 5.1.23. See proposed amendment BK.05.01.09.

Minane Bridge (2)

2.8.4. A single submission raised a number of issues within the settlements of Minane Bridge/ Tracton & Nohoval, namely regarding the need for footpath connectivity between established residential areas, the village core and schools and provision of enhanced recreation facilities.

2.8.5. A further submission seeks that Minane Bridge be connected with the tourist routes of the Ancient East to one side and Wild Atlantic Way to the other so as to benefit from increased passing trade. This is outside the scope of the Plan.

Chief Executive's Opinion: The Council supports the inclusion of additional objectives regarding the provision of traffic calming measures, improvements to pedestrian facilities and enhanced recreation facilities within the village.

Chief Executive's Recommendation: Include new Objectives DB-03 & DB-04 in Volume 1, Section 5.1: Minane Bridge. See proposed amendments BK.05.01.05 & BK.05.01.06.

Oldchapel (3)

2.8.6. Two submissions were received. One of these was requesting that the current Business Zoning Objective B-01 in the Village of Old Chapel be changed to Medium B density Residential Zoning. The site extends to approx 3.5 acres and the proposal is to provide for 30-35 residential units approx with a mix of house types from individual detached, semi detached and some serviced sites which would be within walking distance to Crossmahon School.

Bandon Kinsale MD Local Area Plan Review

2.8.7. A further 2 submissions stated their support for Objective DB-01 and B-02 within the Draft Plan.

Chief Executive's Opinion: The Council supports the removal of B-01 and inclusion within the development boundary to facilitate additional residential development.

Chief Executive's Recommendation: Remove Objectives B-01 from the land supply and re-label B-02 as B-01 IN Volume 1, Section 5.1: Old Chapel. See proposed amendments BK.05.01.07.

VILLAGE NUCEI

Aghyohil (1)

2.8.8. One submission was received requesting an extension to the development boundary to the north-west.

Chief Executive's Opinion: The Council supports the removal of small extension to the development boundary.

Chief Executive's Recommendation: Extend development boundary on Map in Appendix D. See proposed amendment BK.05.02.01.

Garrettstown/ Garrylucas (5)

2.8.9. Five submissions were received including 1 duplicate. Two submissions requested an extension to the development boundary. One submission requested the re-classification of X-02 to allow holiday home development. A further 2 submissions (1 duplicate) requested amendments to the wording of X-03 to allow provision of permanent and temporary caravans.

Chief Executive's Opinion: There is adequate land within the development boundary to facilitate the population target. Land zoned X-02: "Special Policy Area. Lands to remain predominantly open in character with generally no linear roadside frontage development" forms part of a highly sensitive, coastal landscape with a poor road network and lack of public facilities. There is scope within the existing development boundary to facilitate further development of this nature. There is merit in amending the scope of Objective X-03.

Chief Executive's Recommendation: Reword text of Objective X-03 in Volume 1 Section 5.2. Garrettstown/Garrylucas. See proposed amendment BK.05.02.02.

OTHER LOCATIONS

Robert's Cove (1)

2.8.10. One submission from Tracton Community Council requests the inclusion of text supporting the provision of a coastal walkway between Robert's Cove and Rocky Bay.

Chief Executive's Opinion: The Council supports the provision of a coastal walkway at this location.

Chief Executive's Recommendation: Include new objective DB-03 in Volume 1, Section 5.3, Robert's Cove. See proposed amendment BK.05.03.01.

Sandy Cove (1)

2.8.11. One submission was received requesting amended text to DB-01 to allow for consideration of some infill residential development where it directly improves existing public foul services.

Chief Executive's Opinion: The Council supports the inclusion of amended text in this regard which can deliver improved wastewater facilities to this sensitive, coastal area.

Chief Executive's Recommendation: Include amended text in objective DB-01 in Volume 1, Section 5.3, Sandy Cove. See proposed amendment BK.05.03.02.

2.9 Issues Relating to the SEA Environment Report

2.9.1. A number of amendments are proposed to give effect to the Environmental Report on foot of recommendations of the appropriate assessment of the Plan. The amendments are detailed in the Table below and are included in Appendix B and Appendix D Maps. See Amendment No's BK.04.05.01 including map change, BK.05.01.01, BK.05.01.02.

2.10 Habitats Directive Screening Report

2.10.1. A number of amendments are proposed to give effect to the recommendation of the appropriate assessment of the Plan. The amendments are detailed in the Table below and are included in Appendix B and Appendix D Maps. See Amendment No's BK.04.05.01 including map change, BK.05.01.01, BK.05.01.02.

Table1: Schedule of Recommended Appropriate Assessment Amendments.	
Section of Draft Plan	Amendment
Volume 1 Section .4.5: Crosshaven and Bays Include new Objective O-10: Open Space to protect the Special Protection Area designation.	BK.04.05.01 & Map Change
Volume 1, Section 4. Kilbrittain Insert new GO Objective for villages to ensure protection of the Courtmacsherry Estuary SAC as follows: GO-01 (o): "In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and wastewater infrastructure that will help secure the objectives of the Water Framework Directive and protect the Courtmacsherry Estuary SAC Nature 2000 Site, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted in this settlement".	BK.05.01.01
Volume 1, Section 4. Kilbrittain Provide additional DB objective in Kilbrittain to ensure protection of the Courtmacsherry Estuary SAC as follows: DB-02: "New development can only proceed where it is shown it complies with the operation and licensing of the Waste Water Treatment Plant".	BK.05.01.02

Appendix A List of Submissions

Settlement	Reference	Interested Party	Planners Summary	Chief Exec's Opinion
County-wide				
Countywide	DLAP16-16-11562884	Anna Aherne	This submission requests shorter/summarised versions of the overall plan.	The Draft Local Area Plans are statutorily required to address a wide range of issues over the large geographic area that comprises the Municipal Districts. No Change Proposed
Countywide	DLAP16-16-11810950	Construction Industry Ireland (Cork Branch)	<p>The Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land.</p> <p>The Local Area Plans should contain a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent.</p> <p>Lands identified as suitable and needed for development within the SLR should be zoned for development, on an equal footing to other zoned lands within the LAPs.</p> <p>In identifying the most suitable lands for zoning, Cork County Council should include a high-level viability assessment of lands, which considers their;</p> <ul style="list-style-type: none"> - Buildability - Infrastructure Cost / Value Ratio - Marketability <p>Favourable consideration should be given to zoning lands within the SLR areas which are credible in terms of delivering housing output during the lifetime of the forthcoming LAPs.</p> <p>Submissions from housebuilders to zone additional lands outside Metropolitan Cork should be considered on their planning merits, within the context of recognising that there is latent housing demand within Cork County.</p>	<p>The Bandon Kinsale Municipal District Local Area Plan does not include lands identified as part of the Strategic Land Reserve and Active Land Management.</p> <p>Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.</p> <p>Development Management stage takes account of individual site flood risk assessment as part of its appraisal of development proposals.</p> <p>No Change Proposed</p>
Cork County Council Planning Policy Unit			There is a need for open communication and consultation	31

			<p>with the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions.</p> <p>There is a need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands. This parity can be best achieved through the implementation of a comprehensive General Development Contribution Scheme and minimal use of Special Development Contributions.</p> <p>The CIF and its members should be consulted on significant proposed changes to phasing with the Urban Expansion Areas prior to the publication of the Amended Draft LAPs, as the opportunity for commenting on significant changes at the Amendment stage are limited.</p> <p>The CIF would welcome the opportunity for further consultation with Cork County Council as the City Gateway initiative is developed further.</p> <p>Where site specific flood risk assessment provides more accurate analysis than that provided by the Strategic level assessment, mapping within the LAPs should be amended to reflect the actual flood risk scenario.</p> <p>A Land Supply Task Force should be established to co-ordinate and prioritise infrastructure investment in line with the strategic planning policy objectives and to assist in the monitoring of the availability of serviceable and viable zoned land during the lifetime of the forthcoming LAPs. The Task Force should include representation from the Planning Authority, relevant statutory bodies and the construction industry.</p>	
--	--	--	--	--

			<p>There is a need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.</p>	
Countywide	DLAP16-16-11879766	Cork Chamber	<p>This submission acknowledges that significant effort on the part of the Planning Authority has been put into the preparation of these detailed Plans.</p> <p>The submission makes comments on a number of general matters arising from the proposals for the Metropolitan Cork area, including; The Urban Expansion Areas, which it notes could proceed in the short term if there is sufficient capacity in water, waste water, road infrastructure and surface water provision. The submission requests that the Draft LAP should set out a detailed phasing framework which will include parcels of land that are suitable for development in short term without a significant upgrade of infrastructure in order to achieve early wins in the Urban Expansion Areas and specific matters.</p> <p>Welcomes the Councils decision to establish a specialist housing and infrastructure delivery team, however it highlights the importance of extending this group to include relevant representation from external agencies and the private sector, with the outputs of this representative task force being fed into the formal infrastructure delivery plan as part of targeted measures to achieve growth projections.</p> <p>Notes that Irish Water will have a major role to play in the delivery of infrastructure required and that the early publication of the Irish Water investment programme, as well as those of other related agencies such as Transport Infrastructure Ireland and the National Transport Authority, will be required.</p> <p>Queries whether the Regeneration Areas identified in town centre</p>	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>Issues raised including SLRs and Urban Expansion Areas are not relevant to this Municipal District.</p> <p>No Change Proposed</p>

		<p>zoned lands are, in sequential terms, the preferred location for development, and is it a requirement that their development be mixed-use as opposed to a singular use such as retail, noting that a mixed use approach should be more sustainable in the long-term.</p> <p>Welcomes the policy potential for a large scale retail warehouse (over 6000m2) in Metropolitan Cork, which provides a strong policy context for future investment.</p> <p>In relation to the SLR's it is noted that potentially all the Strategic Reserve Lands may be suitable and the submission states that all such lands should be carried forward into the final LAPs, if they can clearly demonstrate how it is proposed to manage overall transport demand that does not contribute to increased congestion.</p> <p>Notes that the flood protection structures should be taken into account in the determination of flood zones, or at least a recognition that certain areas that are prone to flooding have the benefit of such defences and that the use of S47 agreements /Special Development Contributions as appropriate, could be used to ensure the ongoing maintenance of such flood defence infrastructure.</p> <p>The draft LAP is overtly focused on population and housing to the disadvantage of other key strategic planning issues including employment, sustainable transport, infrastructure;</p> <p>The plan is not supported by a suitable economic development strategy which represents a fundamental weakness in approach. The non-inclusion of tangible employment targets renders it difficult to quantify the appropriateness of land use zoning requirements;</p> <p>There is a critical need to better align land use and transportation requirements in existing and</p>	
--	--	--	--

			<p>planned strategic employment as well as residential growth areas. In particular, more targeted measures are needed to foster improved modal shift from private car usage to public transport, cycling and walking;</p> <p>The LAPs have identified a significant proportion of land that is subject to infrastructure constraints, such that the timeline for development envisaged is beyond the 6 year plan period;</p> <p>The plans have not been viability tested and significant concerns exist about the costs of associated infrastructure to release development lands;</p> <p>There is a need to develop a task force or equivalent delivery agent to implement the delivery of each LAP, including proactive intervention and management of issues as required.</p>	
Countywide	DLAP16-16-12631298	Cork City Council	<p>Population</p> <p>Growth in the Metropolitan towns- a greater percentage of dwelling units should be located close to the edge of the city to cater for city expansion in a more sustainable fashion.</p> <p>SLR</p> <p>The indicated net residential yields along public transport corridors does not represent an efficient use of land.</p> <p>Any justification for a proposed increase in the SLR in lieu of low levels of development in the City Docklands would be contrary to the SWRPG 2010-2022 and the Planning and Development Acts 2000 – 2015.</p> <p>City Gateways</p> <p>No land use function has been specified for the City Gateways and given their location at major junctions would be inappropriate as significant employment or retail centres because of impact on the road network</p> <p>Density</p> <p>The densities being proposed are inadequate.</p> <p>Ballincollig</p> <p>The City Council supports the development of the Maglin Urban expansion area at 34 units per</p>	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>Issues raised including SLRs and Urban Expansion Areas are not relevant to this Municipal District.</p> <p>Proposed Amendment No BK.01.07.06 & Appendix B3 (Active Land Management)</p>

			<p>hectare. Some of the land banks should be reserved for high density development in order to ensure that the estimated yield can be met while ensuring an appropriate mix of housing is provided in line with demographic trends.</p>	
Countywide	DLAP16-16-11592327	Cork Education & Training Board	<p>Responsible for the delivery of primary, post primary and further education in line with their predecessor VECs. With establishment of SOLAS former FAS training centres and training staff were transferred to the CETB.</p> <p>CETB manages and operates twenty four second level schools across County Cork.</p> <p>Committed to the Partnership Model and would like to see a greater sense of collegiality between itself and Cork County Council.</p> <p>Sets out in detail the types of educational and training facilities that they operate in each Municipal District.</p> <p>Provide a list of projects in 6 towns which are part of the Governments 5 year capital investment programme, covering the years 2011-2016 including projects in Buttevant, Fermoy, Glanmire, Mallow, Midleton and Carrigaline.</p> <p>Also provide details of other projects at various stages, planning, site acquisition etc in Clonakilty, Carrigtwohill and Skibbereen.</p>	<p>The Council will continue to work with the Cork Education and Training Board and the Department of Education and Skills to provide school sites to meet future demands.</p> <p>See Amendments BK.03.02.02, BK.03.02.03, BK.03.02.06 & BK.03.02.07 for Bandon and BK.03.03.04, BK.03.03.07 & BK.03.03.08 for Kinsale and Section 2 of the Chief Executives Report.</p>
Countywide	DLAP16-16-11882060	Cork Environmental Forum	<p>Focuses on general considerations that would be beneficially applied to all the Municipal Districts.</p> <p>Goals include decreasing travel by private car, providing mixed type housing to reflect actual needs, access to green space daily, creation of wild areas in urban environments, measuring air quality, having an integrated catchment wide perspective to manage flooding issues, and devolved targets, from the</p>	<p>Raises a wide range of issues which are noted. Some of the issues are outside the scope of these Local Area Plans and others which would be more appropriately addressed through the CDP Review process or through other legislative initiatives or various Ministerial Guidelines.</p> <p>No Change Proposed</p>

		<p>National Mitigation Plan to meet our Climate Change commitments.</p> <p>Sets out a series of steps that should be taken towards greater sustainability in a number of key areas such as:</p> <p>Housing: Planning guideline to reflect the need to incentivise passive house standards and support the use of material with low embodied energy.</p> <p>Transport: Accessibility to work, life and recreational activities will be facilitated by a targeted modal shift to more sustainable travel modes.</p> <p>Public Realm: Most towns have inadequate community facilities or public spaces, need more green space and improved biodiversity, include central pedestrianised areas in towns and improved public spaces.</p> <p>Climate Change: Identify land use policies that will enhance carbon sequestration, woodland regeneration, retention of bogs and relieve flooding.</p> <p>Air Quality: Support the development of a Clean Air Partnership for Cork which would provide real time air monitoring and reporting.</p> <p>Flood Plans: Adaption and mitigation plans to take account of emerging challenges.</p> <p>Welcome the inclusion of the principles underpinning the County Development Plan, however raise a number of questions such as;</p> <p>Plans are very lengthy, quiet repetitive and not aimed at general consumption. Developer led plans. Basic information missing such as Habitat Inventory, details of Mitigation Plan (neither yet complete). Development Contributions Scheme not drafted.</p>	
--	--	---	--

			<p>Assets such as rivers and coast portrayed negatively e.g. as a flood problem.</p> <p>Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>Many of the requirements for implementation are external to the remit or control of Cork County Council e.g. water infrastructure dependent on Irish Water.</p> <p>How will aspirations and aims be resourced?</p> <p>How can local people get more involved at the actual development/implementation phases?</p> <p>Agriculture policy doesn't complement other land use policies.</p> <p>Contend that definition of sustainable development should be the one set out in the LECP.</p>	
Countywide	DLAP16-16-11865670	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	<p>Submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.</p> <p>Recommend that consult with County Councils Heritage Unit. Strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified as Strategic Land Reserves.</p> <p>Should highlight within each MDLAP those sites of archaeological importance in County Cork that are State or Local Authority owned.</p> <p>Each MDLAP should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage which can be expanded upon in a specific section relating to Archaeological, Built and Underwater Heritage.</p>	<p>Broadly supportive of the approach taken in the Plan.</p> <p>Acknowledge that archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management. Where possible new zonings have tried to avoid archaeological sites.</p> <p>It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans.</p> <p>County Development Plan Objective HE3-2 deals with Underwater Archaeology.</p> <p>Additional LAS Objectives dealing with archaeology will be included to address issues raised.</p> <p>See Amendment No. BK.02.06.03 and Section 2 of the Chief Executives Report.</p>

			<p>More detailed information specific to each district can be included as recommended by Councils Heritage Unit.</p> <p>Sets out a definition of archaeological heritage describes what that term comprises of.</p> <p>Suggests a set of General and Specific Objectives which may be included in each MDLAP.</p> <p>Suggests information that may be included in the Archaeological, Built and Underwater Heritage section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).</p> <p>Under the National Monuments (amendment) Act 1930-2014 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. Each MDLAP should take into account any impacts on riverine, lacustrine, intertidal and sub-tidal environments.</p> <p>Suggests text to be included for large scale development such as the Residential Land Reserves.</p> <p>Any proposals for signage within or adjoining archaeological sites should be referred to the Heritage Unit.</p> <p>Welcomes inclusion of sections on Architectural Heritage and the references to Record of Protected Structures in County Development Plan and to Architectural Conservation Areas. Also welcomes the provision of guidance on the protection of architectural heritage in certain urban areas.</p>	
Countywide	DLAP16-16-11881448	Department of Education & Skills	<p>Amended Submission original Reference DLAP16-11879452</p> <p>Important that sufficient educational infrastructure to meet</p>	<p>The Council will continue to work with the Department of Education and Skills to provide school sites to meet future demands. The submission identifies the need to make provision for additional</p>

			<p>the needs of the community is provided.</p> <p>Continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose.</p> <p>Requests that any potential school site options are appraised by the Dept for technical suitability for school development prior to a specific reservation for educational use is made.</p> <p>School reservations should be made as close as possible to existing community facilities, encourages a multi campus approach, encourage provision of sites adjoining green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights.</p> <p>Table 1 sets out the approach taken to identifying school places and additional classroom requirements based on assessment of future population growth.</p> <p>Table 2 identifies requirements to reserve sites for primary and/or post primary schools in a range of towns across the County namely; Ballincollig Carrigaline MD; Ballincollig, Carrigaline North, Cork City South Environs, Passage West, Ringaskiddy / Shanbally. Bandon Kinsale MD: Bandon and Kinsale. Blarney Macroom MD; Blarney and Macroom. Cobh MD: Cobh, Carrigtwohill, Glanmire, Monard and Cork North Environs. East Cork MD: Midleton, Youghal. Fermoy MD: Fermoy, Charleville,</p>	<p>school sites in various towns across the county and this requirement will be addressed under the individual settlement heading as appropriate.</p> <p>See Section 2 of the Chief Executives Report.</p>
Countywide	DLAP16-16-11876775	Minister for Housing, Planning,	See Section 2.2	See Section 2 of the Chief Executives Report.

		Community and Local Government		
Countywide	DLAP16-16-11591435	Environmental Protection Agency	<p>Submission makes the following comments:</p> <ol style="list-style-type: none"> 1. Development should be linked to the ability to provide water services infrastructure in advance of permission being granted. 2. Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. 3. In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration. 4. Need for priority secondary WWT in key settlements should be addressed as a priority. 5. Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan. 6. Clarification is required on whether habitat mapping has informed the plans . Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area. 7. Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area. 8. Changes recommended to some of the EPOs and clarification is required on how the alternatives have been assessed. 9. Clarification is required on what mitigation measures are proposed to address identified 	<ol style="list-style-type: none"> 1. This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required. 2. Noted. This will be included. 3. Noted. These issues has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan is proposed by way of amendment – See Appendix B. Further clarification will be given in the SEA Addendum Report / SEA Statement where feasible. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water 4. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water. 5. Noted. Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process. . 6. Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It is has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.

			<p>environmental sensitivities and on proposed monitoring programmes.</p> <p>10. Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order to service future development in Ballincollig.</p> <p>11. Cobh MD submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc.</p> <p>12. West Cork Plan should clarify that the Schull WWTP has recently been upgraded.</p> <p>13. Charleville Lands R-04 are at risk of flooding and need to be reconsidered.</p>	<p>7. This is not possible within the current time frame.</p> <p>8 Suggested changes to EPO1 and EPO 5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.</p> <p>9 Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.</p> <p>10. The provision of a rail station to serve Water Rock in Midleton will be provided in accordance with the implementation strategy for this strategic site being developed by the Cork County Council. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the LUTS study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.</p> <p>See Amendment No. BK.02.06.03 and BK.02.02.01</p>
Countywide	DLAP16-16-10945664	Eoin Gleeson	<p>Submission supports the strict protection of the countryside from any further one off rural housing, even in the GB 1-2 areas. The low density structure of our towns shows we are failing to have functioning urban populations. The countryside has been affected enough from ribbon development since the 1970's. The greenbelts need complete protection. Settlement structures should start from the centre of towns and villages, restoring vacant property, providing quality spacious town centre apartments on vacant land.</p>	<p>One of the key aims of the Core Strategy of the County Development Plan 2014 is to promote sustainable patterns of growth in urban and rural areas that are well balanced throughout the county. The Plan also seeks to establish an appropriate balance in the spatial distribution of population growth between the towns, villages and rural areas so that future growth compliments the strategy to achieve a critical mass of population in the towns, while strengthening and protecting rural communities. Government policy on rural housing as reflected in the 'Sustainable Rural Housing Guidelines</p>

			<p>The wishy washy approach to further development on the outskirts of towns should stop. Towns need to have a real identity, and provide a real choice for people to live in quality urban accommodation.</p>	<p>for Planning Authorities' seeks to sustain and renew established rural communities. The provisions of the Local Area Plans seek to give effect to the objectives of the County Development Plan on these issues.</p> <p>No Change Proposed.</p>
Countywide	<p>DLAP16-16-11881850</p> <p>DLAP16-16-9891830</p>	Gas Networks Ireland	<p>Natural gas has a key role is supporting economic development in Ireland and to transition to a more sustainable low carbon economy.</p> <p>Measures to promote the uptake of alternative fuel in transport (such as compressed natural gas, CNG) will be a critical part of meeting Irelands sustainable transport targets. Initiatives such as Energy Corks Irelands Greenest Bus Fleet (IGBF) project need to be promoted and indeed replicated. GNI encourage Cork County Council to include IGBF as part of its draft Policy Material. This will provide the necessary leadership to ensure that the roll out of alternative fuel infrastructure is successful. Initially using natural gas, CNG vehicles will see a reduction in CO2 emission of up to 22% compared with diesel and a huge reduction in other tailpipe emissions.</p> <p>As the production of biogas is scaled up and used in transport as bio-CNG, even greater lifecycle CO2 emission reductions can be achieved. Biogas is a clean, renewable and carbon neutral fuel, produced from different organic waste materials, upgraded to biomethane and then injected into the existing gas infrastructure. Extensive sources of biogas feedstocks (agricultural slurries, wastewater sludge, food wastes etc.) are available in Cork. Production of biogas from indigenous waste streams would also increase our national energy security of supply by reducing our reliance on energy imports. Biogas production should therefore be considered as part of the local area plans.</p>	<p>Note the continued importance of a robust gas network and reliable supply to the economic well being of the County.</p> <p>No Change Proposed.</p>

			Notes a potential capacity constraint in the Southern Region of the transmission network which coincides with the anticipated cessation of supplies from the Inch entry point in 2021 (Celtic Sea Storage Facility expected to cease production in 2021). The cessation of Inch supplies will result in the Southern Region becoming the most peripheral area on the ROI transmission network. This also presents a significant security of supply concern. Study to identify the optimum economic and technical solution that will address the potential capacity constraint and mitigate the security of supply risk associated with the southern region has been recently carried out. The optimum economic solution has emerged as the up-rating of the Pipeline to the West and Gormanston to Ballough pipelines to 85 barg. It has been identified that this reinforcement will be required in the short to medium term with further reinforcement required in the longer term.	
Countywide	DLAP16-16-10800942	Health and Safety Authority	Submission advises that the Seveso II Directive 96/82/EC (as referenced in the documents provided) has been replaced by the Seveso III Directive 2012/18/EC, transposed as the Chemical Act (Control of Major Accident Hazards Involving Dangerous Substances Regulations 2015, SI 209 of 2015.) Submission also notes that the Draft Plans do not identify all major accident hazard establishments in each of the relevant plans.	Noted. These are non material amendments, no requirement to include in CE report. No Change Proposed
Countywide	DLAP16-16-11847067	Irish Water	Objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans subject to the availability of funding and to environmental constraints. Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the 8 MDs over the next plan period.	Notes IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity. The provision of water services infrastructure is a key consideration to determining settlement and core strategies for the County. Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.

			<p>Request Council to consider implications on water services when determining the settlement and core strategies for the county.</p> <p>Acknowledge the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs.</p> <p>Key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.</p> <p>The Investment Plan 2017 to 2021 identified 46 individual projects in County Cork, list set out in appendix attached to submission. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.</p> <p>There are 180 Water Supply Zones (WSZ) in the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZs to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZs into Water Resource Zones.</p> <p>Aim to reduce water leakage in the distribution network from over 50% in some areas to 38% by 2021, to 30% by 2030 and to continue to reduce leakage to an economic sustainable level in the future.</p> <p>There are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only preliminary treatment</p>	<p>IW’s plans to rationalise the operation and provision of water services infrastructure is welcomed. Leakage reduction is acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.</p> <p>The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations. The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.</p> <p>No Change Proposed</p>
--	--	--	---	---

			<p>and the European Court of Justice has a case pending in relation to 15 WWTPs in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig.</p> <p>Council should be cognisant of the designation status of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.</p> <p>Objective to provide water supply and wastewater services to support adopted strategies, on a phased basis in line with evolving demand and prioritised in line with the countys settlement hierarchy.</p> <p>Suggest that Councils assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.</p>	
Countywide	DLAP16-16-11561170	Jennifer Sleeman	<p>No real reference to Climate Change or any assessment of the impact of what is proposed to global warming, how it will contribute to CO2 levels, methane emissions etc. It should be that all proposals should be designed to limit effects of climate change.</p> <p>Council seems to have no regard or assessment on how its proposals and objectives will affect/contribute to Climate Change. It should be considering climate change in all of its proposals and plans.</p> <p>Request that Climate Change be addressed in a meaningful way and assessed in all Local Area Plans.</p>	<p>Current County Development Plan addresses climate change as an issue. Both the CDP and the Draft Local Area Plans are subject to Strategic Environmental Assessment in order to identify and mitigate environmental impacts – including the effects of climate change.</p> <p>No Change Proposed</p>
Countywide	DLAP16-16-11769006	K Dawson	<p>Planners are not listening to local concerns.</p>	<p>Noted. The submissions received during the public consultation were considered carefully and have lead to a number of</p>

				Proposed Amendments.
				No Change Proposed
Countywide	DLAP16-16-11878917 DLAP16-16-11877975	Meitheal Mara Teoranta	<p>In keeping with the objectives of the Cork County Development Plan 2014 the MD LAPs should make provision for access to the water to encourage marine leisure activities in the harbour and contribute to the development of marine tourism.</p> <p>Submission is relevant to Municipal District Local Area Plans that Include coastal areas.</p> <p>Access to the water which would allow the enjoyment of the facilities is not addressed. There is a need to provide access to the water for recreational users of the Harbour access is proving more difficult to achieve. This includes places where boats can berth and crew can go ashore in an attractive environment. A list of destinations in Cork City and Harbour is provided.</p> <p>Blueways as articulated in the Cork Harbour Blueway Feasibility Report, commissioned by South and East Cork Area Development (Secad) are mentioned in the West Cork MD LAP but not in other plans.</p> <p>An integrated, holistic approach to harbour development is required in recognition of the heritage value of the Harbour.</p> <p>An adequate slip to provide vehicular boat access to the River Lee and Cork Harbour.</p> <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> - To improve access facilities, i.e. piers, slips, etc. - To make all the piers in the Harbour more user friendly - To provide support for recreational water-based events, like Ocean to City <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> - Promote a greater awareness and use of the waterways and watercourses, and to provide 	<p>Addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>Also addressed in the Council’s Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>A number of issues raised are addressed in the Council’s Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>Non Material Amendment, not required to be included in CE Report - Lee Estuary and Cork Harbour to be defined as a waterway as opposed to a watercourse.</p> <p>Additional objectives have been included in Draft Plan for Garretstown and Oysterhaven regarding the provision of improved changing facilities on foot of the recommendations from the Council’s Marine Leisure Infrastructure Strategy for South Cork 2010</p> <p>No change proposed.</p>

			<p>encouragement to the populace to go on the water on all possible occasions, with the least possible hindrance.</p> <p>The Lee Estuary and Cork Harbour should be correctly defined as a waterway as opposed to a watercourse, because of the level of interventions for navigation.</p>	
Countywide	DLAP16-16-11877709	National Transport Agency	<p>Supports consolidation of population growth in Metro Cork and City suburbs along corridors where it can be demonstrated associated development can support investment in public transport services and localisation of trip journeys.</p> <p>Check proposals for further expansion of Metro Area settlements against stated principles and ensure development is prioritised and sequenced to promote/provide for development of public transport services/sustainable transport, accessibility to services at local level; protect strategic infrastructure assets and appropriately utilised; integration of land use and transportation.</p> <p>Current transport studies and proposed transport strategy: Urban Expansion Areas Transport Assessment using SW Regional Transport Model would welcome opportunity to comment in detail on each UAE on completion of study and prior to finalisation of LAPs.</p> <p>Transport Strategy for Cork Metro Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metro Cork. Anticipated it will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning social, economic and environmental indicators. Strategy will be able to inform sustainable</p>	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>Continued improvements in public transport / walking / pedestrian facilities are being advanced, in collaboration with all key stakeholders. Housing and employment growth is identified for areas where public transport exists or can be provided, and, proximate residential / employment zonings are also allowed for within the draft plan.</p> <p>Issues regarding the Council’s strategy with regard to Strategic Land Reserve are not relevant to the Bandon Kinsale Municipal District.</p> <p>See Amendment No. BK.01.07.06 (Active Land Management)</p> <p>See Amendment No. BK.01.07.04 (Transport Strategy for Metropolitan Cork)</p>

		<p>land use policy formulation.</p> <p>Recommend reference made to Transport Strategy under Objective LAS-01</p> <p>Comments & Recommendations Seek greater consolidation of growth in areas contiguous to Cork City and largest Metro Area settlements which demonstrate: Localisation of trip demand across a range of journeys employment, edu, retail etc. Provision of public transport services as competitive alternative to the car for non-local trips Sustainable accommodation of additional development on basis of existing transport infra, existing public transport services, other services at local level</p> <p>Recommend 5 LAPs with UEAs and other development objectives pertaining to Metro Area coordinated approach to prioritisation of development locations in 9 UAEs.</p> <p>Strategic Land Reserve Lack of clarity on further consultation with Stakeholders, no formal framework for review of sites set out, and how/when/what mechanism applied for to prioritise SLR areas. Generally characterised by lack of road capacity, poor or absent public transport networks and local accessibility to facilities.</p> <p>Recommend against inclusion of SLR sites in LAPs in absence of clear evidence based approach and pending fuller assessment and greater clarity, including stakeholder consultation Strategic Employment Areas.</p> <p>CSIP, Airport, Ringaskiddy, Little Island, Carrigtuoihil areas and others: Ensure their Scale and location not undermine CASP, not excessively add to current patter of car dependent commuting, strong case can be made for their locations.</p> <p>Recommend development</p>	
--	--	---	--

			strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.	
Countywide	DLAP16-16-11866198	Office of Public Works	<p>This submission provides an overview of the three stages of flood risk assessment and the Planning Principles set out in the Guidelines on The Planning System and Flood Risk Management. Submission notes that the Guidelines place a firm onus on local authorities to avoid, mitigate or manage flood risk. Submission makes the following specific comments :</p> <p>1. The Councils approach to flood risk needs to be expanded to include the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. Examples of where this scenario may arise include:</p> <p>a) areas where there is clearly a flood risk issue downstream of a proposed development (but flood risk has not been flagged as an issue to be considered in respect of the development proposed upstream of the flood risk area).</p> <p>b) Areas where there are flood defences in place downstream and where the development, if it proceeds without proper regard and measures to address flood risk issues, could adversely impact on, and reduce the standard of defence provided, in the defended areas downstream.</p> <p>c) Where there are flood defences under construction or proposed downstream and development could adversely affect the standard of defences under construction or proposed.</p> <p>2. Approach to flood risk management also needs to consider the potential future need for flood storage areas which may be required to enable the</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts</p> <p>Amendment No BK.01.07.02</p> <p>Issues regarding the Council's strategy with regard to Strategic Land Reserve are not relevant to the Bandon Kinsale Municipal District.</p> <p>For response to other location specific proposals, please see Section 2.2 under Flood Risk Management of the relevant CEO's report.</p> <p>See Section 2 of the Chief Executives Report.</p> <p>Mapping Change required to illustrate Coastal Flood Risk. See Amendment Nos. BK.03.04.02, BK04.05.08, BK.003.03.09 and BK.05.02.02 and Map changes in Appendix D.</p>

		<p>adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>Location specific comments : Youghal : Williamstown and Claycastle area.</p> <p>YL-T-04 : Submission notes ongoing flood risk management issues in this area associated with the operation of outfalls and other issues, and, in the context of not worsening the flood risk in the area, recommends that there should be no further development in the catchment contributing to this location, which has the potential to worsen flood risk in this area, until the situation is rectified.</p> <p>Zones YLR-02, YLR-03, YLR-07, YLR-10, YLR-11, YLR-13, YLR-14, YLR-15, YLR-17, YL C-03, YL C-01, YL B-03 and YL B-04 all have the potential to increase flood risk in the Williamstown and Claycastle areas if run off from the development is not very carefully controlled and limited.</p> <p>Land filling or raising of ground levels in the area needs to be carefully controlled or it may adversely impact on flood risk by removal of flood storage areas.</p> <p>Submission notes history of flooding at the Seafield Business Centre site and housing area to the north of it, and notes this is not shown on the flood zone maps.</p> <p>Metropolitan Cork Submission notes the potential for development, on all the SLR sites and the MUEA sites, to impact on flood risk on lands downstream or on planned defence works within a catchment area: SLR 8 (Kilbarty / Carhoo/ Kilcully) development could adversely impact on the standard of defence being provided in the River Bride (Blackpool). SLR9 and MUEA5 Upper Glanmire / Ballyvolane: Could adversely impact on flood risk and erode the standard of defence to be provided for the Ballyvolane Area. SLR3, SLR 4 and SLR5 : Could increase flood risk in the areas to</p>	
--	--	---	--

		<p>be protected by the Douglas and Togher Schemes and in other areas which are not being protected by the proposed flood scheme.</p> <p>SLR 6 Could increase flood risk along the Galsheen and Twopot rivers.</p> <p>MUEA4 and SLR7 - Curragheen River Catchment / part of the lands are at risk of flooding.</p> <p>SLR12 Oldcourt Impact on flood risk associated with downstream watercourses.</p> <p>MUEA3 and SLR11. Issues associated with Turloughs, Swallows holes and recent flood events to be considered.</p> <p>Midleton : Further consideration of issues needed. Flooding issues at Water rock, swallow hole at Water Rock. History of flooding north of the railway line but no risk shown on the map. Cautious approach to development needed pending full identification of the flood risk.</p> <p>Flood events on the R-01 land at Banshane, south of the N25 have been reported these lands shown to be Zone B.</p> <p>Skibbereen - Flood alleviation scheme under construction.</p> <p>Zonings SK-R-04 to SKR-09 inclusive all have potential to affect flood risk and the flood storage areas if run off from development not carefully controlled</p> <p>Bandon: Flood alleviation scheme under construction. Development in areas BDI-02, BD- R-16, BD-B-04 and BD-GB-02 have potential to increase flood risk on the Mill Stream, while BD-R-15 and BD R-14 have the potential to increase flood risk from the Kilbrittan Stream, if not carefully controlled.</p> <p>Objective for Walk in BD-T-02 would require change to the flood defence wall this would need consent of OPW.</p> <p>Fermoy : Flood Relief Scheme Constructed , Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on zones Zones FY T-01 to FY</p>	
--	--	---	--

			<p>T-04 or on lands adjoining the river. Development of FY R-06 and FY R-08 could increase the risk of flooding downstream unless run off from these developments is carefully controlled.</p> <p>Mallow: Flood Relief Scheme Constructed. Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on many sites north and south of the river.</p> <p>Development of MW-14 and MW-15 could have the effect of increasing flood risk and eroding the standard of the defence provided on the Spa Glen and Hospital Streams unless run off is carefully controlled. Same applies to MW R-04 and MW-R-05.</p> <p>Flood Storage areas A number of site specific flood storage areas were identified as part of the River Bride (Blackpool) certified Drainage Scheme . While these are not currently required, they may be needed in the future to facilitate adaptation of the scheme to Climate Change. Submission requests that these areas (located at Killard, upstream of Blackstone Bridge, and Ballincrokig) be protected from development. In addition, downstream areas at risk of flooding should be kept free of development so that future flood risk is not increased and lands remain available for flood storage.</p>	
Countywide	DLAP16-16-11874474	O'Flynn Construction	<p>A substantial amount of additional zoned land is required to ensure that there is sufficient headroom to avoid any shortage in supply arising during the lifetime of the forthcoming LAPs.</p> <p>In determining the amount of land required, Cork County Council should reappraise the assessment of the potential housing yield from the Urban Expansion Areas by 2022.</p>	<p>Planning Policy regarding Strategic Land Reserve and Active Land Management for Metropolitan Cork is not relevant to the Bandon Kinsale Municipal District Local Area Plan.</p> <p>See Amendment No. BK.01.07.06 (Active Land Management)</p>

			<p>The identification of lands as a back-up option would be counterproductive in addressing the crisis in the housing market. Lands identified within the SLRs identified as being the most advantageous for development should be zoned on an equal footing to other zoned lands within the LAPs.</p> <p>In identification of the most advantageous sites within the SLRs, the following criteria should be included in the assessment;</p> <ul style="list-style-type: none"> - Market demand; - Topography - Prospect of development commencing <p>Lands within SLRs 6, 7 and 8 have good potential to deliver housing output in the near term. Sufficient lands to facilitate large scale housing development in the near future should be zoned within these areas.</p>	
Countywide	<p>DLAP16-16-11867531</p> <p>DLAP16-16-11880909</p>	<p>South and East Cork Area Development Partnership CLG</p>	<p>Key issues raised include the following:</p> <p>Social and Community Infrastructure:</p> <ol style="list-style-type: none"> 1. Principles of sustainability, social inclusion, quality of design and adapting to climate change underpinning the CDP should be carried through to the LAPs. 2. Planning of transport infrastructure must be factored in alongside building planning policy. Residential and commercial development needs to be linked to transport and access services other than the private car. 3. No new development should take place without social and community infrastructure provision for those who will live there. New development should have regard to the social and community needs of people (for schools, childcare, libraries etc) in addition to their need for utilities and open space etc. Planning policy should place greater emphasis on the needs of older people to live independently in their own community public transport is vital. <p>Rural Enterprise:</p>	<ol style="list-style-type: none"> 1. It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Plan. 2. Planning policy strives to achieve this. The planning authority has not control over many aspects of transport infrastructure / school/ community facilities but all statutory consultees are consulted during the plan making process. 3. As above. 4. See chapter 6 of the County Development Plan for details of the overall strategy for the economic development of the county. 5. Noted. 6. A broad range and choice of sites have been zoned for business development across the settlement network as set out in the Local Area Plans. 7 Re Tourism: See Chapter 8 of the

		<p>4. Rural enterprise is needed in towns and villages to develop sustainable communities and allow people to work close to where they live.</p> <p>5. Broadband is essential for all businesses and is essential to facilitating service based business in rural areas.</p> <p>6. The lack of suitable commercial premises is inhibiting the growth of rural enterprise community based incubator units can help address this problem. The Council needs to support this with the provision of land / buildings and provision of broadband.</p> <p>Tourism</p> <p>7. Continued investment in tourism products is essential developing new products and upgrading existing facilities and attractions. Planning restrictions and costs being imposed as a condition of planning are prohibitive, especially for those in rural areas.</p> <p>8. County Tourism Strategy should highlight Cork as a Gateway.</p> <p>9. Adequate pier, harbour and mooring facilities are important to the development of tourism, especially around Cork Harbour and other coastal areas like Ballycotton, Cobh, Youghal.</p> <p>10. Transport is essential in terms of moving tourists around and in terms of creating the tourism product itself walkways, cycle ways and other recreational facilities.</p> <p>11. All recreational trails in County Cork should be developed / upgraded to meet National Trails Office Standards.</p> <p>Environment</p> <p>12. LAP objective LAS 01(d) should be amended to omit the words where possible.</p> <p>13. Cultural and Environmental Heritage sections of the plans should be reviewed as there appears to be some errors in the listing of designated sites. A map of protected natural heritage sites should be included in the LAP.</p> <p>14. Increased efforts are needed to protect areas of natural importance which are not protected under the Habitats</p>	<p>County Development Plan 2014 re the Council’s policy as regards the development of Tourism in the County.</p> <p>No Change Proposed</p>
--	--	--	---

			<p>Directives. Submission suggests by way of example that some such areas have been damaged in the Ballincollig Regional Park recently, apparently due to works required for reasons of Health and Safety.</p> <p>15. Measures are required to prevent the spread of problematic species. Submission also recommends some changes to the Councils guidelines for developers on Biodiversity and the Planning Process, in terms of the control of such species. In some areas there are plans to extend walkways in areas where problematic species are widespread, potentially spreading such species further if not properly managed. EPO 3 in Volume 2 of the Environmental report should be amended to reflect this issue.</p> <p>16. An accreditation system should be established for invasive species contractors and Council staff and SEACAD could have a role in this.</p> <p>17. The 2009-2014 Cork County Biodiversity Action Plan should be updated and the updated plan should have a more central role in the development process.</p> <p>18. Funds should be made available to help community groups with the costs of undertaking ecological/ engineering and archaeological assessment.</p>	
Countywide	DLAP16-16-11589178	Submission from the Southern Regional Assembly	<p>Overall, the SRA considers the Draft LAP represents a strong body of work with a clear plan structure and demonstration of consistency as far as it is practicable with national, regional and county planning policy, including Core Strategy of the Cork County Development Plan, 2014.</p> <p>New initiatives and key policies are identified at the outset. The strategic locations for future population and employment growth and key infrastructure required to accommodate this growth are identified. The SRA welcome provisions which demonstrate consistency as far as it is practicable with the SW RPG 2010-2022, in particular Objective RSS-02 for the role of the Cork</p>	<p>The Southern Regional Authority is broadly supportive of the Draft Plan.</p> <p>See Section 2 of the Chief Executives Report.</p>

		<p>Gateway as the economic driver of the region through targeted investment in infrastructure and Section 4.3.13 which supports planned growth in the metropolitan towns.</p> <p>Objectives of the Draft LAP further demonstrate consistency with SW RPG 2010-2022 with respect to strategic infrastructure of national and regional significance and are consistent as far as it is practicable with Objectives RTS 01 Transport, RTS 02 Public Transport, RTS 03 Cycling and Walking, Table 5.1 National and Regional Roads, RTS 04 Road Network, RTS-05 Airports, RTS-06 Ports and Harbours and RTS-07 Water and Waste Water Treatment Services.</p> <p>By implementing the requirements of the Urban Regeneration and Housing Act 2015, in addition to supporting the growth of Cork Gateway, the designation of regeneration areas is consistent with SW RPG 2010-2022 Social Inclusion and Regeneration Objective REAS-10 seeking sustainable strategies for the regeneration of areas in need of renewal.</p> <p>More clarity on how a refined number of SLR sites will be selected, including the conclusions arising from a more in depth analysis and assessment against the criteria of Section 1.5.42 of the Draft LAP.</p> <p>It is important the Draft LAP demonstrates consistency with the Higher Level Core Strategy of the CCDP 2014, and clarification on how the final proposed SLR sites will be incorporated within the Core Strategy as additional residential land reserves for the main settlements would be beneficial.</p> <p>Regarding the Strategic Land Reserve; - it may be beneficial for the Council to clarify within the LAP</p>	
--	--	---	--

		<p>how the existing provisions of Section 2.2.25 and 2.2.26 of the CCDP 2014 will apply to the process of re-zoning sites as part of the Strategic Land Reserve (i.e. Variation to the Core Strategy) as far as they are practicable. In particular, it may be beneficial if clarity is provided on the infrastructure requirements and sequencing/phasing/prior-itisation of chosen sites in the context of existing priorities for brownfield regeneration and designated Urban Expansion Areas.</p> <p>- it may be appropriate that development on any SLR designated site is consistent with the sequencing/phasing/prior-itisation set by the Core Strategy (or Variation of) the CCDP 2014 as far as it is practicable and be focused on public transport corridors, in particular rail corridors, as recommended in the CASP 2008 update and supported by SW RPG Objectives for public transport.</p> <p>- It may be appropriate that the assessment criteria applied to potential SLR sites ensures objectives of the Draft LAP to develop metropolitan towns are consistent with the vision and qualities of settlements identified in the Draft LAP and are consistent with the objectives of the CCDP 2014 including Objective GI 8-1 Prominent and Strategic Metropolitan Greenbelt Areas and Objective GI6-1: Landscape as far as they are practicable.</p> <p>Accordingly, it may be beneficial to demonstrate consistency with the SW RPG 2010-2022 as far as it is practicable within the SLR assessment /selection process where sustainable locations for future development are balanced with the protection of the regions landscape amenity and natural heritage (Objectives REAS-01 and REAS-03).</p> <p>Regarding Section 5 Description of Alternative Plan Scenarios in the Strategic Environmental Assessment, the SRA note</p>	
--	--	--	--

			alternative scenarios are described for West Cork MD.	
Countywide	DLAP16-16-11876170	Transport & Mobility Forum	<p>Overall agreement with an East - West development (Midleton Ballincollig) of the Strategic Land Reserves.</p> <p>The (SLR) areas that need to be progressed first should be those with the best access to alternative transport modes (public transport) and with suitable topography (e.g. for walking and cycling).</p> <p>SLR prioritisation is recommended, in the following order;</p> <ul style="list-style-type: none"> - Bishopstown Ballicollig (most favoured) - East along rail corridor - Oldcourt, Rochestown (near former railway line greenway) - Douglas - if developed properly could accommodate additional housing and development <p>Minimum housing density limits should be applied (to SLR lands).</p> <p>The least favoured SLR from a development perspective is the Carrigaline/ Ringaskiddy area, due to the fact that already a high population only has feasible travel access by car, and, the topography is unsuited to access to the city and other hubs by sustainable travel modes such as cycling and walking.</p> <p>For all areas, greater connectivity and permeability for active travel modes (walking, cycling) are measures that should be supported.</p> <p>Specific development proposal plans should support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) -including adjoining housing.</p> <p>There needs to be walking and cycling links that do not necessarily follow the motor traffic routes.</p>	<p>Planning Policy regarding the Metropolitan Strategic Land Reserve and Active Land Management is not relevant in the Bandon Kinsale Municipal District Local Area Plan.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>There are no policy impediments with regard to a range of local permeability / movement actions referenced.</p> <p>No change proposed.</p>

		<p>Special emphasis to be put on attractive urban design.</p> <p>The manner in which Masterplans are addressing development in a more holistic way should be applied to all individual residential zonings.</p> <p>It is critical that safe active travel access is taken into account from the start, with no schools outside or at the edge of built up areas to be permitted.</p> <p>All planning applications for new schools should require a comprehensive sustainable travel plan for both pupils and staff.</p> <p>It is imperative that the relevant Local Area Plans mapping for future land use zoning complement the Metropolitan Cork Cycle Network Plan.</p> <p>Park & Ride facilities to be developed in conjunction with the major developments in the East and West of the City. There is also a need for Park & Ride facilities in the North of the Metropolitan area.</p> <p>Minimise mono-use of land use (e.g. exclusively residential) - at a minimum incorporate appropriate retail, recreation, community facilities and as required schools etc.</p> <p>Housing provision also needs to be of:</p> <ul style="list-style-type: none"> - Higher densities and better standards with allowance for a higher quality than the National Planning Guidelines - Mixed provision along public transport corridors There needs to be larger variety of housing forms and sizes (semi-detached, terraces, duplexes, apartments of various sizes) to respond to the needs of a diverse population <p>Potential exists to improve permeability for active travel modes within Ballincollig West, via</p>	
--	--	--	--

			retrofitting of area via secure and appropriately designed routes.	
Countywide	DLAP16-16-12177281 DLAP16-16-11592294	Transport Infrastructure Ireland	<p>1. Protection of Existing National Roads: Routes to be indicated on overall map included in Chapter 1 and focus on particular schemes in each MD. National Rd Schemes Proposed & Suspended Routes to be indicated on overall map and focus on particular schemes in each MD.</p> <p>2 Development Contribution Scheme: Set out mechanisms for funding and delivery of national road upgrades for future plans and private proposals. Where constraints identified need to explain how will infra be delivered/funded.</p> <p>3 City Gateways: Lack of clarity on the proposal</p> <p>4. Retail Warehousing: Approach advocated is unacceptable. Requires an evidenced based planning approach as set out in Guidelines. Appear to be deferring consideration of issues to DM process. TII should have been consulted in formulation of the Policy. Requests policy be omitted</p> <p>5. Strategic Land Reserve: Information provided is poor, no evidence of appropriate consultation. Unclear how and when the land will be released and justification for selection is unclear. Disappointing approach in comparison to previous Masterplans approach.</p> <p>6. In relation to specific issues raised in each Municipal District see Section 2.2</p>	See Section 2 of the Chief Executives Report.
Countywide	DLAP16-16-11562884	Anna Aherne	This submission requests shorter/summarised versions of the overall plan.	<p>The Draft Local Area Plans are statutorily required to address a wide range of issues over the large geographic area that comprises the Municipal Districts.</p> <p>No Change Proposed</p>

Countywide	DLAP16-16-11810950	Construction Industry Ireland (Cork Branch)	<p>The Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land.</p> <p>The Local Area Plans should contain a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent.</p> <p>Lands identified as suitable and needed for development within the SLR should be zoned for development, on an equal footing to other zoned lands within the LAPs.</p> <p>In identifying the most suitable lands for zoning, Cork County Council should include a high-level viability assessment of lands, which considers their;</p> <ul style="list-style-type: none"> - Buildability - Infrastructure Cost / Value Ratio - Marketability <p>Favourable consideration should be given to zoning lands within the SLR areas which are credible in terms of delivering housing output during the lifetime of the forthcoming LAPs.</p> <p>Submissions from housebuilders to zone additional lands outside Metropolitan Cork should be considered on their planning merits, within the context of recognising that there is latent housing demand within Cork County.</p> <p>There is a need for open communication and consultation with the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions.</p> <p>There is a need for parity on the level of investment required from</p>	<p>Policy issues regarding the Metropolitan Strategic Land Reserve and Active Land Management are not relevant to the Bandon Kinsale Municipal District.</p> <p>Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.</p> <p>Development Management stage takes account of individual site flood risk assessment as part of its appraisal of development proposals.</p> <p>See Proposed Amendment No.BK.01.07.06 (Active Land Management)</p>
------------	--------------------	---	--	---

			<p>developers to deliver infrastructure on strategically zoned lands. This parity can be best achieved through the implementation of a comprehensive General Development Contribution Scheme and minimal use of Special Development Contributions.</p> <p>The CIF and its members should be consulted on significant proposed changes to phasing with the Urban Expansion Areas prior to the publication of the Amended Draft LAPs, as the opportunity for commenting on significant changes at the Amendment stage are limited.</p> <p>The CIF would welcome the opportunity for further consultation with Cork County Council as the City Gateway initiative is developed further.</p> <p>Where site specific flood risk assessment provides more accurate analysis than that provided by the Strategic level assessment, mapping within the LAPs should be amended to reflect the actual flood risk scenario.</p> <p>A Land Supply Task Force should be established to co-ordinate and prioritise infrastructure investment in line with the strategic planning policy objectives and to assist in the monitoring of the availability of serviceable and viable zoned land during the lifetime of the forthcoming LAPs. The Task Force should include representation from the Planning Authority, relevant statutory bodies and the construction industry.</p> <p>There is a need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.</p>	
Countywide	DLAP16-16-11879766	Cork Chamber	<p>This submission acknowledges that significant effort on the part of the Planning Authority has been put into the preparation of these detailed Plans.</p>	<p>Policy issues regarding the Metropolitan Strategic Land Reserve are not relevant to the Bandon Kinsale Municipal District.</p> <p>No change proposed.</p>

			<p>The submission makes comments on a number of general matters arising from the proposals for the Metropolitan Cork area, including; The Urban Expansion Areas, which it notes could proceed in the short term if there is sufficient capacity in water, waste water, road infrastructure and surface water provision. The submission requests that the Draft LAP should set out a detailed phasing framework which will include parcels of land that are suitable for development in short term without a significant upgrade of infrastructure in order to achieve early wins in the Urban Expansion Areas and specific matters.</p> <p>Welcomes the Councils decision to establish a specialist housing and infrastructure delivery team, however it highlights the importance of extending this group to include relevant representation from external agencies and the private sector, with the outputs of this representative task force being fed into the formal infrastructure delivery plan as part of targeted measures to achieve growth projections.</p> <p>Notes that Irish Water will have a major role to play in the delivery of infrastructure required and that the early publication of the Irish Water investment programme, as well as those of other related agencies such as Transport Infrastructure Ireland and the National Transport Authority, will be required.</p> <p>Queries whether the Regeneration Areas identified in town centre zoned lands are, in sequential terms, the preferred location for development, and is it a requirement that their development be mixed-use as opposed to a singular use such as retail, noting that a mixed use approach should be more sustainable in the long-term.</p> <p>Welcomes the policy potential for a</p>	
--	--	--	--	--

		<p>large scale retail warehouse (over 6000m2) in Metropolitan Cork, which provides a strong policy context for future investment.</p> <p>In relation to the SLR's it is noted that potentially all the Strategic Reserve Lands may be suitable and the submission states that all such lands should be carried forward into the final LAPs, if they can clearly demonstrate how it is proposed to manage overall transport demand that does not contribute to increased congestion.</p> <p>Notes that the flood protection structures should be taken into account in the determination of flood zones, or at least a recognition that certain areas that are prone to flooding have the benefit of such defences and that the use of S47 agreements /Special Development Contributions as appropriate, could be used to ensure the ongoing maintenance of such flood defence infrastructure.</p> <p>Specific comments in relation to Blarney Macroom MD LAP as follows;</p> <p>Blarney Macroom MD spans 3 no. strategic planning areas and with the exception of the two main towns is very rural in nature. The draft LAP identifies Blarney as the critical growth centre for housing and employment over the plan period;</p> <p>From a review of presented Council figures, it is evident that there is considerable shortfall in zoned lands for residential development in Blarney (154 hectares). There is a sufficient amount of zoned land in Macroom, but a deficit of 82 hectares in village settlements across the district;</p> <p>There are also serious question marks over the deliverability of the Stoneview Urban Expansion Area over the plan period which will result in a quantified shortfall of 1,366 units on this site alone to 2022;</p>	
--	--	---	--

			<p>The draft LAP is overtly focused on population and housing to the disadvantage of other key strategic planning issues including employment, sustainable transport, infrastructure;</p> <p>The plan is not supported by a suitable economic development strategy which represents a fundamental weakness in approach. The non-inclusion of tangible employment targets renders it difficult to quantify the appropriateness of land use zoning requirements;</p> <p>There is a critical need to better align land use and transportation requirements in existing and planned strategic employment as well as residential growth areas. In particular, more targeted measures are needed to foster improved modal shift from private car usage to public transport, cycling and walking;</p> <p>The LAPs have identified a significant proportion of land that is subject to infrastructure constraints, such that the timeline for development envisaged is beyond the 6 year plan period;</p> <p>The plans have not been viability tested and significant concerns exist about the costs of associated infrastructure to release development lands;</p> <p>There is a need to develop a task force or equivalent delivery agent to implement the delivery of each LAP, including proactive intervention and management of issues as required.</p>	
Municipal District Wide				
Bandon Kinsale Municipal District	DLAP16-16-11447368	Mark O'Sullivan	Facilitate holiday home accommodation which is needed in the area and supported in County Development Plan Policies.	<p>There is sufficient policy support in the County Development Plan and within the Bandon Kinsale Municipal District Local Area Plan.</p> <p>No change proposed.</p>
Bandon Kinsale Municipal District	DLAP16-16-11791186	Cork Nature Network	Whilst it is welcome that the principles underpinning the County Development Plan of sustainability, social inclusion, quality of design and climate change adaption carry through to the Local Area Plans, some general concerns raised namely: Plans are very lengthy,	The Environmental Report and Habitats Directive Assessment process have informed the preparation of the Local Area Plan. Habitats mapping of local areas of biodiversity value have been commissioned and will inform future local planning decisions, once completed. Green infrastructure of the

			quite repetitive and not aimed at general consumption; Basic information missing such as Habitat Inventory, details of Mitigation - Decisions on biodiversity cannot be made unless all data is available questions how is this going to be incorporated into the plan at a later date. There should be something in to say that a review in the next year will be undertaken of the biodiversity measures; It is encouraged for wildlife areas to be created or current spaces developed; Assets such as rivers and coast portrayed negatively e.g. as a flood problem- They are a resource and should be viewed positively for wildlife and tourism; Issues are cross cutting but there seems to be a lack of a holistic approach - questions how will aspirations and aims be resourced? ; How can local people get more involved at the actual development/ implementation phases?; Agriculture policy doesn't complement other land use policies.	Municipal District is seen as a positive resource which has been highlighted in the text and policy objectives of the Plan. No change proposed.
Bandon Kinsale Municipal District	DLAP16-16-11797958	Cork Cycling Campaign	Introduce 30km/h speed limit in all residential areas, at schools & in town centres of the County; implement traffic calming measures that favour pedestrians/ cyclists; Require permeability for non-motorised traffic in new residential areas & retro-fit older estates to increase permeability; accelerate the roll-out of major cycling routes & coherent local networks; promote the switch to sustainable travel modes; favour high density over lower density housing; walking & cycling issues are down the list of priorities. The Draft Plans seeks to alleviate congestion rather than reduce high traffic volumes.	Submission raises a wide range of issues. Specific interventions to improve cycling facilities and routes are included in the Bandon TPREP and the Kinsale Transportation Study. Other items raised are governed by policies in the County Development Plan 2013. No change proposed.
Bandon Kinsale Municipal District	DLAP16-16-11868839	Tracton Community Council	Raises a number of issues and makes suggestions relating to community facilities, provision of footpaths and walkways, play areas, community/utility zonings, maintenance of a dam in Fountainstown Estuary, lack of sports facilities, street lighting, coastal walkway, reconciliation of	Submission raises a wide range of issues and where possible additional text and objectives will be included. <u>Minane Bridge</u> ; Insert DB-03: The Plan supports the provision of improved movement and recreation facilities in the villages including the provision of a playground.

			geological heritage and coastal erosion in a number of settlements including Minane Bridge, Nohoval, Roberts Cove and Tracton.	<p>See Amendments BK.05.01.05 & BK.05.01.06. See Section 2 of the Chief Executives Report.</p> <p><u>Robert's Cove</u>: Insert new Objective DB-03: Support the provision of a coastal walkway linking Roberts Cove and Rocky Bay.</p> <p>See Amendment BK.05.03.01. See Section 2 of the Chief Executives Report.</p>
Bandon Kinsale Municipal District	DLAP16-16-11874556	Aoife Carlin	Request that the County Council address in more specific detail, a renewable energy strategy for the county, including associated land zoning and planning guidelines for solar energy.	<p>This is a matter for National Policy and the review of the County Development Plan.</p> <p>No change proposed.</p>
Bandon Kinsale Municipal District	DLAP16-16-11879243	Aidan Lombard	<p>A comprehensive submission about locations within the Bandon and Kinsale area. Minane Bridge requires a building for its playgroup; footpath & parking provision required for the school; Traffic Calming measures required & footpath connectivity to houses at Laharn Hill; need for a playground within the village.</p> <p>Ballinhassig - traffic calming measures required; Ballygarvan- Improved pedestrian facilities required to the school & within the village including traffic calming measures, footpath connectivity & additional crossing points. Nohoval - a new playground required for the community. Tracton - An area required to dedicate memorial to local 1916 contributor, Diarmiud Lynch. The significance of the 11th century monastery should be highlighted. Carrigaline - Traffic calming required at Upper Kilmoney; Issues to address congestion is required in town.</p> <p>Tourism: Connectivity of Wild Atlantic Way (Kinsale) & Ancient East (Crosshaven) should be explored & attractions highlighted along the coastline. Kilbrittain - Upkeep of Woodland and walking trails to the south of village. Crosshaven & Bays - Connectivity from village to Brightwater a priority; additional parking required; environmental concerns</p>	<p>This submission raises a large range of issues some of which are outside the scope of the planning process, some of which are more suitability dealt with in the County Development Plan. Where appropriate additional text and/or objectives will be included to address issues raised in the individual settlements.</p> <p><u>Minane Bridge</u>: Insert new objective DB-04: Support proposals to link residential areas to community buildings within the Village.</p> <p>See Amendment BK.05.01.05. See Section 2 of the Chief Executives Report.</p> <p>Ballygarvan: No change proposed.</p> <p>Ballinhassig: No change proposed.</p> <p>Tracton: The Abbey is outside the development boundary. No change proposed.</p> <p>Carrigaline: Include additional text under paragraph 3.4.23: "Over the lifetime of the Plan Cork County Council will review traffic route options within the town and in this context the lack of connectivity between the western and southern relief roads will be examined".</p> <p>See Amendment BK.03.03.01. See Section 2 of the Chief Executives Report.</p>

			<p>in Graball Bay; Traffic congestion at Hugh Coveney Pier an issue, footpath widening needed in places; building should be identified for school of music; fill a section of the tidal area to facilitate footpath; highlight importance of Templebreedy Fort; Attention needed on Church Bay storm water system which contributes to flooding & housing for older people. Also provides a list of areas where broadband needs to be provided.</p>	<p><u>Crosshaven & Bays</u>: Insert text objective in Section 2: LAS-02: Investigate provision of coastal link between Kinsale and Camden Fort. See Amendment BK.02.05.03. See Section 2 of the Chief Executives Report.</p> <p>Include additional text under paragraph 4.5.21: These issues will be prioritised by the Council over the lifetime of the Plan and will be addressed where resources allow See Amendment BK.04.05.04. See Section 2 of the Chief Executives Report.</p> <p>Include text to link Brightwater Estate to the village centre. See Amendment BK.04.05.07. See Section 2 of the Chief Executives Report.</p> <p><u>Kilbrittian</u>: DB-02: Upgrade & improve walkways to the south of the village. See Amendment BK.05.01.08. See Section 2 of the Chief Executives Report.</p>
--	--	--	---	--

Main Settlements

Bandon

Bandon	DLAP16-16-12096217	Annabelle & Gary Abbott	<p>Concerned regarding a hotel development in Castlebernard Estate due to the potential traffic impact on O Mahoneys Avenue; impacts on the historic site; the loss of agricultural land and questions the need for another hotel in Bandon. Access options onto the N71 via Bernards Bridge are equally problematic & would result on impacts for residents in this area.</p>	<p>The issues raised in this submission are noted. Additional text will be provided in paragraphs 3.2.33 of the Plan. See Amendment BK.03.02.04. See Section 2 of the Chief Executives Report.</p>
Bandon	DLAP16-16-11588166	Dr. Anthony and Mareeta Calnan	<p>Request that of lands in Killountain west of Bandon be designated for a community related nursing home use.</p>	<p>Acknowledge that there is a need for additional nursing home facilities in the area. However it is not appropriate to zone specific standalone sites in the open countryside. The planning issues in this case are best dealt with through Development Management and the policies and objectives of the Cork County Development Plan, 2014.</p>

				No change proposed.
Bandon	DLAP16-16-11560030	Catherine FitzMaurice	<p>Whilst no proposed zoning of land to facilitate a hotel, development is proposed at Castle Bernard in this plan, planners should keep in mind the unique historic setting of the ruin and the negative impact that a hotel would have on this area being so close to the protected structure. It is much more important to focus on badly needed public walkways through parts of the demesne and zone for a hotel much closer to town.</p> <p>With reference to BD-X-01, the site would be much better suited for a park than housing given the steep gradient. Bandon badly needs a decent park space close to the town centre.</p>	<p>The issues raised in this submission are noted. The Draft Plan has set out an approach to hotel provision within the town. Text has been included to protect the historic importance of the estate.</p> <p>Some additional text has been included regarding the provision of walkways within the site.</p> <p>See Amendment BK.03.02.04. See Section 2 of the Chief Executives Report.</p>
Bandon	DLAP16-16-11871087	Irish Georgian Society	The Irish Georgian Society wishes to support the provision in the draft Bandon-Kinsale Municipal District Local Area Plan 2016 to zone lands at Castle Bernard, Bandon, Co. Cork as Greenbelt. In doing so, the Society wishes to highlight the architectural importance and the sensitivity of the remains of the house and its historic landscape.	<p>The issues raised in this submission are noted. Text has been included to protect the historic importance of the estate.</p> <p>No change proposed.</p>
Bandon	DLAP16-16-11872009	Jerry Mehigan	Commends the ambition for Bandon to be a much more attractive location in which to live, work and visit. Investment required to deliver infrastructure projects and the built environment to attract a greater number of tourists. There should be more zoned residential land to the south of the town to balance growth; the use of 2016 Census figures would be more beneficial in the document; Regeneration sites are welcomed & the eastern half of BD-RA-03 would make a good location for sheltered housing; the redevelopment of Castlebernard Estate incorporating a hotel & other tourist facilities is positive; supports plans to maximise amenity walks along the river; plans to deliver the Northern Relief Road should be expediated; the recommendation of the TPREP	<p>Noted. The text will be updated to correct the error which makes reference to BD-R-18 instead of BD-R-17.</p> <p>See Amendment BK.03.02.02. See Section 2 of the Chief Executives Report.</p>

			should be implemented as a priority. Reference to provision of schools in BD-R18 should read BD-R-17.	
Bandon	DLAP16-16-11864900	John O'Connell	Seeks a zoning change in Bandon from Open Space BD-O-03 "Active open space for informal public recreation including the provision of an amenity walk. Parts of this open space form part of the floodplain of the River Bandon" to "opportunity site to include a mix commercial, employment and amenity uses. Any development proposal on these lands will be subject to a comprehensive flood impact assessment and will include appropriate flood protection measures for the area".	This 9ha greenfield site located along the banks of the Bandon River upstream of the town centre is currently zoned for Open Space and is located in Flood Zone A. It would not be appropriate to zone the site for development as such an approach would be contrary to "The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009". No change proposed.
Bandon	DLAP16-16-12019030	Paul Carter	Does not support the provision of a hotel on site due to potential impacts on Castlebernard & golf course, loss of agricultural land, poor access & additional traffic movements generated on O' Mahony's Avenue. A hotel, swimming pool and sports centre on this site would be outside the town and away from the main residential areas. The submission favours a town centre location for a new hotel. Concerns are raised regarding the provision of rights of way and an informal town park within the demesne due to insurance implications, costs and surveillance needed.	The issues raised in this submission are noted. The Draft Plan has set out an approach to hotel provision within the town. Text has been included to protect the historic importance of the estate. Some additional text has been included regarding the provision of walkways within the site. See Amendment BK.03.02.04. See Section 2 of the Chief Executives Report.
Bandon	DLAP16-16-11777490	Phil Bernard-Carter	Support the decision not to re-zone land within the Castlebernard demesne for the development of a hotel. The Phoenix development proposal for a hotel did not show any awareness or investment in the heritage of the site, it had not engaged with us as the owners of the rest of the demesne, and it was blighted by poor access for both construction and operation of a hotel. Attached a report by Brian McCutcheon which provides a sequential test to identify the best location for a hotel in Bandon. The Phoenix Development site was joint 10th out of 10.	The issues raised in this submission are noted. The Draft Plan has set out an approach to hotel provision within the town. Text has been included to protect the historic importance of the estate. Some additional text has been included regarding the provision of walkways within the site. See Amendment BK.03.02.04. See Section 2 of the Chief Executives Report.

			<p>Already working with the council (through the structures at risk fund) to conserve the castle ruins and heritage assets in the estate. We would like this best practice approach to be recognised in the local area plan and adjoining and overlooking properties to be subject to tests for heritage sensitive development to preserve the heritage value of the Castlebernard estate and the council's investment in it.</p> <p>Already in discussions with councillors to improve and maintain a walkway along the river and improve access to the estate. Details of existing public access are in submission.</p> <p>Wording of the draft plan does not reflect the challenges of promoting safe public access to a dangerous ruin and land proposed for a river walkway, and the need for partnership to overcome these challenges. Suggested some amendments to the text.</p> <p>Support the decision not to re-zone land for an out of town retail village and conference centre.</p>	
Bandon	DLAP16-16-11851692	Ted Hallissey, Myrtle House, Old Cork Road, Bandon, Co. Cork.	The submitter owns 2.6 ha at the northern end of the site. Requests that zoning Special Policy Objective BD-X-01 in Bandon be changed to residential development plus the mix of uses currently proposed with provision of an access road running north to south through the site.	Text change to include coma in paragraph 3.2.25. See Amendment BK.03.02.08. See Section 2 of the Chief Executives Report.
Bandon	DLAP16-16-10802015	The Horgan Family	Seeks to retain the existing zoning and development potential of lands zoned X-01 in Bandon for residential and some limited town centre retail/ commercial development.	The text of the Special Policy Area X-01 Objective in the Draft Plan for Bandon allows for a range of uses including residential and some limited retail development and it is not proposed to change that wording. No change proposed.
Bandon	DLAP16-16-11607427	The Planning Partnership	Requests that the proposed BD-GO-06 General Objective, as presented in section 3.2.66, page 56, be amended as follows: "Ensure new development reinforces the primacy of the town centre and rejuvenates	Noted. It is not appropriate to update the text as requested as some of the Regeneration Areas are outside the area zoned for "town centre". There is adequate land zoned already for town centre expansion on the fringes

			<p>regeneration areas that can contribute to the vibrancy and vitality of Bandon".</p> <p>Request inclusion of lands encompassed by Station Road, Connolly Street and Glaslynn Road including the Cork County Council area offices be identified and classified as Strategic Regeneration Area BD-RA-05 called Station Quarter, with the objective to create a regeneration quarter that will include convenience retail to complement existing strategic regeneration sites located further west along Glaslynn Road (BD-RA-02).</p>	<p>of the core retail area which are more suitable for the mix of uses proposed.</p> <p>No change proposed.</p>
Bandon	DLAP16-16-11863597	Thomas McCarthy	Request that subject lands (9.3ha) in Bandon be removed from BD-OS-07 Open Space designation and be included in the Existing Built-Up Area designation.	<p>It is intended to retain the proposed open space zoning to protect the visual setting of the town while inserting revised text in the zoning objective.</p> <p>See Amendment BK.03.02.05. See Section 2 of the Chief Executives Report.</p>
Kinsale				
Kinsale	DLAP16-16-12019274	Andrew Ashford and Marian O'Leary	Zone lands a Kilcawha, Kinsale for glamping with associated themed gardens. The property already operates as a B&B and this would fulfil a complimentary use. The previous site owners secured permission for a hotel which has never been realised. There is a distinct lack of conventional and non-conventional camping and self catering facilities in Kinsale. The proposal would be in accordance with County Development Plan policies on Sustainable Tourism & is within walking distance of the town.	<p>It would not be appropriate to zone individual sites in the countryside for such specific use. The current Cork County Development Plan, 2014 provides sufficient policy support and guidance for such developments.</p> <p>No change proposed.</p>
Kinsale	DLAP16-16-11582896	Cirona Limited	Support of the inclusion of Town Centre zoning objective KS-T-02 in Kinsale.	This submission relates to lands that are covered by the provisions of the Kinsale Town Development Plan (2009).The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.
Kinsale	DLAP16-16-	St. Catherine's Cultural Centre	Request that supportive text and if possible an objective for the	Supportive text will be included.

	11317723		refurbishment of St. Catherine's Church in Summercove, Kinsale as a Cultural/Performance and Exhibition Centre.	See Amendment BK.03.03.04. See Section 2 of the Chief Executives Report.
Kinsale	DLAP16-16-11868044	I & G Stores Limited	Objects to the proposed expansion of the town centre to incorporate area KS-T-02. It is submitted there is no need, justification or rationale for expanding the Town Centre northwards in the Draft Bandon-Kinsale Municipal District Local Area Plan, specifically the area identified as KS-T-02. The submission states the site is unsuitable for town centre expansion due to its characteristics and location, will have a potential negative impact on the existing established retail outlets and has not been justified in terms of the town's growth strategy or hierarchy within the settlement network and core strategy of the County Development Plan.	This submission relates to lands that are covered by the provisions of the Kinsale Town Development Plan (2009).The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.
Kinsale	DLAP16-16-11848085	Irish Province of the Order of Carmelites	Requests extending the Existing Built-Up Area zoning on the Carmelite Priory lands, allowing for efficient use of serviced lands in support of compact urban form given the context of the Carmelite Priorys location within the existing built up area of Kinsale and reduce the extent of the suggested Open Space zoning KS-0-09.	This submission relates to lands that are covered by the provisions of the Kinsale Town Development Plan (2009).The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.
Kinsale	DLAP16-16-12089781	John Thuillier	Acknowledges improvements made in Kinsale area. Considers reference to access to harbour for the public is important as a storage & launching facility for Kinsale & Dock Rowing Club. The Draft should balance the needs of residents with that of tourism. Important local needs include the year-round use of public toilets next to Tourist Office; adequate public library facilities; the need for an arts, culture and performance space and adequate provision for the collection, preservation and care of valuable artefacts at Kinsale Museum. A balance needs to be struck in the harbour between maritime and tourism interests. Suggests building design at the waterfront be such as to allow	The Draft Plan has made provision for marine infrastructure issues in paragraphs 3.50 of the Draft Plan. Other items raised are a matter for development management. No change proposed.

			necessary crafts-people be viewed by tourists. Housing costs locally are beyond the reach of many locals and this should be highlighted in the Plan. Supports plans to protect and promote Battle of Kinsale.	
Kinsale	DLAP16-16-12027490	Kevin and Mary Goggin	Highlights the need to take special care from a planning perspective of Kinsale. The community needs to pay equal attention to tourism in the Draft Plan. Little reference to cultural and community clubs in the town. There is a need to locate a suitable performance space within the town & a number of options are listed. Traffic and car parking is a major issue & improvements needed on Pier Road and The Glen. Raises concerns regarding unloading operations at Pier Head from an environmental perspective and potential damage to boats in the adjacent marina. Plan references the Western Relief Road being agreed but cannot see where this is.	The Draft Plan for Kinsale includes policies and objectives to protect and enhance the unique heritage and architectural character of the town. The implementation of the Kinsale Transportation Study will address traffic issues. The final line of the Western Relief Road had not been decided on and therefore it is not shown on the land-use zoning map. No change proposed.
Kinsale	DLAP16-16-11864257	Kinsale Community Youth Cafe and Kinsale Men's Shed	Proposed inclusion of text to support the provision and improvement of important community facilities such as the youth cafe and men's shed within Kinsale.	Additional text will be added to support provision of community facilities in the Draft Plan. See Amendment BK.03.03.05. See Section 2 of the Chief Executives Report.
Kinsale	DLAP16-16-11879935	Kinsale Heritage Town Walks	The Plan should include specific provisions for the display of signage in the town. This should include the display of signs/sandwich boards to be located on footpaths under an annual license; applications should be accompanied by a map, as well as a photo / drawing of the sign; public liability insurance should be submitted & applications should be assessed on suitability, space available, design etc. similar to planning applications.	Noted. The use of display boards and erection of signage is a matter for Development Management. No change proposed.
Kinsale	DLAP16-16-11879579	Kinsale History Society	To promote the Battle of Kinsale as an event of national and international importance; to fund an archaeological survey of the Battlefield; to provide an interpretive centre for the Battlefield; to establish the Kinsale	The Plan recognises the importance of Kinsale's heritage including the Battle Sites and sets out policies and objectives to protect and conserve these key assets in particular Objectives KS-GO-05 and KS-GO-06.

			Regional Museum on a professional footing & implement recommendations of the 2008 Report prepared by consultants; to address street signage in the town; to compile a list of right of ways & enforce conditions imposed on planning permissions regarding the protection of public views from roads & footpaths.	No change proposed.
Kinsale	DLAP16-16-11699716	Macdonald Hotel & Spa	Inclusion of supportive text acknowledging the importance of the MacDonald Hotel and Spa Complex as one of Kinsales largest hotels in terms of accommodation, functions and recreation. Requests that the Plan acknowledges that there is significant scope to develop its 90 acre site for tourism and recreation purposes along with the continued improvement and development of facilities and accommodation at the hotel.	Additional text will be added under paragraph 3.3.19 See Amendment BK.03.03.06. See Section 2 of the Chief Executives Report.
Kinsale	DLAP16-16-10799683	Malcolm Hall	Requests that objective KS-T-02 include text to facilitate a community use such as the Men's Shed or alternatively a portion of KS-O-07 (0.5HA) be rezoned for a community use.	Supportive text will be included to facilitate a Men's Shed within the town. See Amendment BK.03.03.05. See Section 2 of the Chief Executives Report.
Kinsale	DLAP16-16-11845007	Mel Bendon	Amend zoning objective KS-O-03 which is currently zoned Open Space where there is a general presumption against new development in the area as these lands make a significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale to include provision for the development of a high quality campsite and very low density residential development to the north of the land adjacent to the existing development, subject to satisfactory visual assessment. Include the provision for accommodation for luxury camping pods and motor home parking within the campsite.	The need to cater for a range of tourist accommodation needs is acknowledged. However this is a very visually prominent site playing a significant role in protecting the visual setting of the town. It is also of significant archaeological and heritage value in particular relating to the Battle Of Kinsale. The road network serving the area is very constrained and any spare capacity should be retained to serve both existing permitted development and existing site that are zoned for development. Therefore proposal is not considered acceptable. No change proposed.
Kinsale	DLAP16-16-12018569	Micheal and Declan O'Sullivan	Requests that current Kinsale Town Green Belt lands at Cappagh, adjoining the development boundary to the north west be zoned for Medium B Residential Development and landowners	The detailed design of the western end of the Northern Relief Road has not been carried out to date and therefore any significant additional zoning in this area would be premature pending the completion of this work.

			would then be prepared to facilitate transfer of lands to develop the western end of the Northern Relief Road.	No change proposed.
Kinsale	DLAP16-16-10205215	Oliver Cahill	Include map of scenic walks & views in the Plan. Consider opportunities to link walking routes as part of promoting walking tours.	Designated Scenic Routes and the protection of views are more appropriately dealt with in the next Cork County Development Plan Review. No change proposed.
Kinsale	DLAP16-16-11852650	Peter Gray	Seeks minor repositioning of the Development Boundary of Kinsale to align with the physical feature of the disused railway line, the inclusion of these lands within the "Existing Built-Up Area" land use zoning designation and; the repositioning of the KS-U-01 Northern Relief Road development objective to follow the alignment of the current R605 road to reduce the land severing effect associated with these serviced and developable lands. Duplicate: DLAP16-16-11881071	See Opinion set out in DLAP16-16-11881071 (Duplicate Submission).
Kinsale	DLAP16-16-11881071	Peter Gray	Seeks minor repositioning of the Development Boundary of Kinsale to align with the physical feature of the disused railway line, the inclusion of these lands within the "Existing Built-Up Area" land use zoning designation and; the repositioning of the KS-U-01 Northern Relief Road development objective to follow the alignment of the current R605 road to reduce the land severing effect associated with these serviced and developable lands.	The development boundary will be adjusted to following existing field boundaries to the north of the site. It should be noted that KS-U-01 Northern Relief Road is an indicative line subject to more detailed design been carried out in the future. However the indicative line will be adjusted to follow line of current R605 where appropriate but it should be noted that the future development of the Northern Relief Road may continue to impact on these lands. See Amendment BK.03.03.03. See Section 2 of the Chief Executives Report.
Kinsale	DLAP16-16-10730378	Sáile Sports and Community Centre	The submission provides additional information regarding the status of the development of the local Sports and Community known as Sáile and its contribution to the local area. Requests that additional text be included to reflect the facilities developed to date & the number of users involved.	Noted. No change proposed.
Kinsale	DLAP16-16-11879007	Summercove National School and Donal O'Leary	Propose that the settlement boundary of Kinsale Town be extended to the east to include the subject site and provide the site	See Amendments BK.03.03.04 & BK.03.03.08. See Section 2 of the Chief Executives Report.

			with two zoning objectives including Low Density Residential Zoning on the lower 1.38ha portion of the site, south of the former St Catherine’s C of I Church and the Provision for a New Primary School to accommodate Summercove National School on the upper 1.01ha portion of the site, north of the former St.Catherine’s C of I Church. The land between currently occupied by St.Catherine’s Church would be zoned "Existing Built Up Area"	
Kinsale	DLAP16-16-11861957	Transition Town Kinsale	<p>Submission raises a significant number of issues and makes suggestions on how to address these as follows;</p> <ol style="list-style-type: none"> 1. Integration of National Mitigation Plan (2017) Climate action commitments in our Local Area Plan Community energy generation Climate resilient infrastructure Responsible and sustainable development Appointment of person responsible for the implementation of the commitments which are made under The National Mitigation Plan and National Adaption Framework in our Local Area Plan (2017-2022) 2. Kinsale Heritage Town Appointment of advocate for the findings of both the Strategic Environmental Assessment (SEA) and the Habitats Directive Assessment (HDA) Implementation of proposals made in the Kinsale Transportation Study (2009) Reassessment of Kinsale Transportation Study with pedestrian mobility as a priority River and harbour access 3. Coastal Walkway of Cork Proposes that Cork be the first county to open a complete trail along its 1100km coastline 4. Waste Management Local green waste management <p>Comments on specific items in the</p>	<p>The Draft Plan supports the implementation of the Kinsale Transportation Study. Other matters raised are outside the scope of the Local Area Plan process.</p> <p>No change proposed.</p>

			<p>Local Area Plan Review</p> <ol style="list-style-type: none"> 1. Evaluate zoning and all planning applications based on forthcoming National Mitigation Plan and National Adaption Framework, and the SEA and HDA for area. 2. Protection of rights of ways in the area 3. Development of key community facilities 4. Walking networks 5. Surface water strategies 6. Enhancement and promotion of biodiversity. 	
Carrigaline (South)				
Carrigaline	DLAP16-16-11514681	Carrigaline Rugby Football Club	The provision of sporting facilities on land in Kilnagleary that is currently marked CL-B-02 in the LAP.	<p>Amend B-02 zoning to include site for Rugby Club Relabel Open Space</p> <p>See Amendment No. BK.03.03.01. See Section 2 of the Chief Executives Report.</p>
Carrigaline	DLAP16-16-11608023	Lidl Ireland GmbH	<p>Seeks modification of text in sections 3.4.3, 3.4.5, 3.4.6, 3.4.7 and 3.10 aimed at strengthening, defining and extending the retail core of Carrigaline. Amend Objective CL T-01 to reflect suggested new text. The submitter opines that the zoning in the draft plan is it is too expansive to provide an effective focus for appropriate and sustainable uses/development within this defined town centre area.</p> <p>inclusion of a new CL-T-02 specific development objective in place of the CL-U-01 specific development objective as presented in section 3.4.2, page 83 (and illustrated in map format on the relevant land use).</p> <p>The retail core for Carrigaline has not been defined.</p>	<p>Expand CL –T-01 zoning.</p> <p>See Amendment No. BK.03.03.02. See Section 2 of the Chief Executives Report.</p> <p>(Map Change)</p>
Carrigaline	DLAP16-16-11803714	Estuary Primary Healthcare Ltd., Estuary Business Park, Kilnaglery, Carrigaline, Co. Cork	Requests that provision for a Primary Healthcare Centre be included in the wording of Objective B-01 as per previous Local Area Plan.	<p>Include provision of a Primary Health Care Centre in Objective B-01</p> <p>See Amendment No. BK.03.03.03. See Section 2 of the Chief Executives Report.</p>
Carrigaline	DLAP16-16-12603121	Shipton Group	<p>Carrigaline future population numbers are too low need to be revised upwards in order to sustain and support local services.</p> <p>The identification of an SLR between Carrigaline/Ringaskiddy is not an appropriate location.</p> <p>Carrigaline town centre, it would be more appropriate to extend the boundary of the regeneration site.</p>	<p>See Amendment No. BK.01.07.06 & Appendix B3. See Section 2 of the Chief Executives Report.</p> <p>Amend Map</p> <p>No change proposed</p>

			<p>Regeneration sites would be suitable for a 'Big Box' retail.</p> <p>CL-RA -01 as written is open to misinterpretation and alternative wording for the objective has been suggested.</p> <p>Content of paragraph 3.4.5 would be more likely to see the regeneration site competing with the main street rather than supporting it. Revised wording recommended.</p> <p>Suggest modifications to objectives in Carrigaline.</p> <p>In T-01. Revise text of objective to include addition of residential to the south.</p> <p>Amend CL-0-02 with the provision of a river walkway, multi use community buildings and a residential/nursing home.</p>	<p>No change proposed</p> <p>No change proposed</p> <p>No change proposed</p> <p>Amend CL-T-01 zoning: the southern part of the site where it backs onto the existing residential development on the Kilmoney Road will have a mix of residential development.</p> <p>See Amendment No. BK.03.03.04. See Section 2 of the Chief Executives Report.</p>
Carrigaline	DLAP16-16-11874380	Michael Silke and Kevin Silke	Provide clarity of the R-06 objective in light of the changes to the mapping that occurred following the establishment of the Carrigaline Educate Together School.	<p>Change to text and delete the following sentence</p> <p>Provision will also be made for a primary school (requires at least 1.6ha site)</p> <p>Amendment BK.03.03.05 (Map Change) See Section 2 of the Chief Executives Report.</p>
Carrigaline	DLAP16-16-11874805	Michael Silke and Kevin Silke	Proposed residential zoning at Commeen, Carrigaline	<p>See Section 2</p> <p>No change proposed.</p>
Carrigaline	DLAP16-16-12209834	Gerry Cotter	Lands at Kilnaglery, Carrigaline	<p>These lands are located outside the development boundary of Carrigaline. There is currently sufficient zoned land in Carrigaline.</p> <p>No change proposed.</p>
Carrigaline	DLAP16-16-12602029	Cian Heffernan	Request for lands on the mountain road to be re zoned with a similar objective to CL-R-10.	<p>See Section 2</p> <p>No change proposed.</p>
Carrigaline	DLAP16-16-12604699	John Murphy and Peter Murphy	Request for land to be rezoned to the south of Carrigaline Town (Forest Hill)	<p>See Section 2</p> <p>No change proposed.</p>
Carrigaline	DLAP16-16-11588068	Blake Walsh	Requests that 5.7ha site located to the south of Carrigaline be zoned for Medium A Density Residential Zoning.	<p>Recommend partial rezoning of lands for residential development with provisions for any development to include significant road and pedestrian network improvements.</p>

				See Amendment BK.03.03.06 and Mapping. See Section 2 of the Chief Executives Report.
Villages				
Aghyohil	DLAP16-16-11531532	Donal & Maureen Crowley	Requests an extension to the north-west of the development boundary of the Village Nuclei of Aghyohil to facilitate additional residential development. Suggests that the limitation of 2-3 units per development be increased given the settlements proximity to Bandon, Clonakilty, Dunmanway & Ballineen/Enniskeane.	Having reviewed the development boundary and the population target, it is considered appropriate to allow a small extension to the development boundary. See Amendment BK.05.02.01. See Section 2 of the Chief Executives Report.
Belgooly	DLAP16-16-11701558	Ditchley Group	Requests the inclusion of supportive text in the Draft Plan for the existing Nursing Home (Cramers Court) and the extension of the development boundary southwards to include these lands.	The County Development Plan provides sufficient policy support for nursing home developments. This is an elevated site with an established use. The expansion of the facility is a matter for Development Management. No change proposed.
Belgooly	DLAP16-16-11881825	JJ Hurley	Duplicate: See DLAP16-1611882158	
Belgooly	DLAP16-16-11882158	JJ Hurley	No additional large scale development should occur in Belgooly village due to the capacity issues in the sewerage system, lack of recreation facilities for children and high traffic speeds through the village which represent a hazard.	The Draft Plan provides support for these issues. No change proposed.
Brownsmills	DLAP16-16-12020465	David Kearney	Zone land in the Other Location of Brownsmills for low density housing to accommodate 7 detached and 12 semi-detached dwellings to two groups.	Brownsmills is an "Other Location" without any water services infrastructure where only very limited development would be suitable. Therefore development of the size and scale proposed would not be appropriate. No change proposed.
Crosshaven & Bays (Crosshaven Village)				
Crosshaven & Bays	DLAP16-16-12020285	Clayton Love	In Crosshaven requests that the X-03 zoning in the current local area plan be retained and that the current X-01 zoning should be squared off to facilitate long term development.	It is not proposed to reintroduce the X-03 zoning that is in the current Plan as it is considered that the "Existing Built Up Area" designation will allow for a more flexible mix of uses on the site. The Planning Authority does not have jurisdiction beyond the foreshore and so this area cannot be included in the Draft Plan. No change proposed.

Crosshaven & Bays	DLAP16-16-11517340	County Nature Trust	The development boundary of Crosshaven from the lifeboat station running south east back towards the main square in the village should not encroach on the foreshore. This is important for wading and roosting birds and is contiguous to the Owenaboy Special Area of Conservation and should be viewed as an educational amenity where the community can obtain excellent views of wintering wading birds in the heart of the village. Also the area zoned as town centre should be zoned community including lands to the south west (fairground and point house) as far as the community centre. There is no town park or flat areas for elderly people to exercise.	<p>It is intended that the area of overlap between the Special Protection Area and the Crosshaven Development Boundary will be zoned for Open Space to ensure protection of the Special Protection Area designation in the Estuary.</p> <p>See Amendment BK.04.05.01 and Map in Appendix D. See Section 2 of the Chief Executives Report.</p> <p>It is intended to retain the T-01 Town Centre zoning but to broaden the range of uses permissible in the objective.</p> <p>See Amendment BK.04.05.05. See Section 2 of the Chief Executives Report.</p>
Crosshaven & Bays	DLAP16-16-11861815	Crosshaven Community Association	Submission consists of a copy of the Crosshaven Community Association Planning Position Paper This is a planning and scoping report on the proposed reclamation and redevelopment of portion of the foreshore area (14 acres / ha, 3.16 acres/ 1.28 ha) , located to the north and north east of the Crosshaven Village square environs to provide additional parking and amenity/safe pedestrian walkways. Includes a site layout plan showing in detail the works proposed. Reference previous submission BKPCD16/2382.	<p>The reclamation of the foreshore could impact on the integrity of the Cork Harbour Special Protection Area which is an important wetland habitat for birds. Any works on the foreshore would need to be subject to a full Appropriate Assessment to assess the potential impacts on this wetland habitat. A supporting policy of this nature cannot be included in the Draft Plan without the appropriate scientific analysis clearly demonstrating land reclamation at this location would not compromise the integrity of the designated nature conservation site.</p> <p>No change proposed.</p>
Crosshaven & Bays	DLAP16-16-11810331	Doyle Shipping Group	Remove reference to retail related to leisure/ tourism in lands zoned T-01 Crosshaven so as to allow all retail uses, eg. convenience retail uses	<p>The text of objective T-01 will be revised to make provision of retail development along with a mix of other uses as currently proposed.</p> <p>See Amendment BK.04.05.05. See Section 2 of the Chief Executives Report.</p>
Crosshaven & Bays	DLAP16-16-11879439	Michael Fitzgerald	Land adjoins ongoing developments by O' Flynn construction in Crosshaven (Brightwater & Drake's Point) and includes woodland which spans submitter's property & housing developments. The woodland area & farmland has become a magnet for anti-social behaviour & littering	<p>Additional text will be included stating that any detailed development proposals will only proceed with the co-operation of landowners.</p> <p>See Amendment BK.04.05.03. See Section 2 of the Chief Executives Report.</p>

			<p>& is resulting in teenagers congregating and trespassing on private property. Requests that a high palisade fence be constructed to protect residential amenity. Concerns regarding the potential contamination impacts on St. Bridgets Well, a historic site. Planners should ensure roadways are upgraded when new developments take place. Opportunity exists to extend sewerage facilities to Fennel's Bay with the construction of over 400 houses in Knocknagoore. U-03 traverses our property and we do not want hard pathways splitting our farm as this was a workway originally. The provision of a hotel on X-01 is not suitable. An alternative site with adequate space for parking etc should be identified in the Plan. We do not support any filling in of the "slob" area as it is an important habitat. Land south of the woodland (southern field west of U-03) is considered suitable for village expansion and facilitating future growth.</p>	<p>Other matters raised are outside the scope of the Local Area Plan process.</p>
Crosshaven & Bays	DLAP16-16-12202478	Royal Cork Yacht Club	<p>Request to reinstate Special Policy Area X-03 reflecting the long term ongoing development at the RCYC. Some amendment to the extent of X-01 is also requested to allow for long term development & precedence has been set on this matter in Ringaskiddy.</p>	<p>It is not proposed to reintroduce the X-03 zoning that is in the current Plan as it is considered that the "Existing Built Up Area" designation will allow for a more flexible mix of uses on the site. The Planning Authority does not have jurisdiction beyond the foreshore and so this area cannot be included in the Draft Plan.</p> <p>No change proposed.</p>
Crosshaven & Bays (The Bays)				
Crosshaven & Bays	DLAP16-16-11869208	Charles Cosgrave	<p>The vertical gradient of the R612 is very steep and the road narrows and widens intermittently and there are significant bad bends along the road at the entrance to the village. The creation of a multiplicity of entrance points along this road should be avoided. A coherent framework for the reinforcement of the urban design character of the village emphasising the stone walls and hedgerows and attractive features of the village should be implemented.</p>	<p>The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services.</p> <p>No change proposed.</p>

			The scenic backdrop to the village of Myrtleville and its coastal setting should be protected and the development objective 0-07 of the development plan to protect the open vista of Myrtleville Bay should be reinforced and should be used as an opportunity to develop the amenity and recreational potential of Myrtleville as a tourist destination. This designated open space should be integrated into a coherent strategy for the improvement of the recreational and tourism potential of the village.	
Crosshaven & Bays	DLAP16-16-11802665	Eleanor O'Meara	Supports the Plans approach that "Any new development in the Bays area to be restricted to low density, infill development or the appropriate redevelopment or refurbishment of existing dwellings" and "... medium and high density development is not considered appropriate for the Bays area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11804539	Fiona O'Meara	The scenic nature as proposed by the LAP in Myrtleville should be preserved. Low density single infill housing is the maximum acceptable density as per S4.5.26. Any new development in the Bays area to be restricted to low density, infill development or the appropriate redevelopment or refurbishment of existing dwellings" "... medium and high density development is not considered appropriate for the Bays area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11787718	Fiona Scannell	Requests the Council maintains low density development and all future planning designs to be sympathetic to the existing dwellings. Also, be mindful of waste water, sewerage volumes and air quality.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11847345	Fiona Scannell	Supports the approach for low density development to be maintained and future development to be sympathetic to the existing dwellings at Myrtleville & Fennel's Bay.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services.

				No change proposed.
Crosshaven & Bays	DLAP16-16-11763522	GERARD SCANNELL	Requests the Council maintains low density development and all future planning designs to be sympathetic to the existing dwellings. Also, be mindful of waste water, sewerage volumes and air quality. Some plantation of forestry would be welcome to offset losses due to Brightwater.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11509998	Jack Leonard	Opposition to a car park in the Myrtleville area to deal with beach traffic. Myrtleville is primarily a residential (*not* a holiday area) area consisting of residents who moved here in order to escape urbanisation of the cities and suburbs. The development of a car park will drive an influx of beach-goers and visitors that the small residential village is not capable of catering for and will exacerbate anti-social behaviour in the area. The majority of houses in the Myrtleville area are residential in nature. This is not a holiday area as draft seems to point out. Myrtleville is quiet, rural residential, commuting area. Request also made that Fibre broadband be rolled out to Myrtleville village to support local businesses. The provision of bins or recycling facilities for outside the beach is necessary.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. The need for a car park to address high demand for parking in the area during summer months is considered appropriate and will be retained. No change proposed.
Crosshaven & Bays	DLAP16-16-11803870	Jack O'Meara	Any future housing needs should be concentrated in urban areas. Agrees with the Council approach that: Any new development in the Bays area to be restricted to low density, infill development or the appropriate redevelopment or refurbishment of existing dwellings" "... medium and high density development is not considered appropriate for the Bays area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-12097070	Juliet Fishbourne	Objection to the provision of U-08 Walkway along the northern boundary of site which would impinge on privacy. The provision of further housing in this scenic, rural area is inappropriate & contravenes the stated aims of protecting this unique and scenic coastal area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. It is proposed to retain the proposed

				walkway U-08 objective but to show the indicative line running where possible along existing natural boundaries. See Amendments BK.04.05.02 & BK.04.05.03. See Section 2 of the Chief Executives Report.
Crosshaven & Bays	DLAP16-16-11765562	Kate Scannell	Myrtleville should keep its low housing density status. It remains a popular tourist spot during the summer and at weekends due to it's quiet and peaceful nature.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11804203	Katie O'Meara	Requests that any new houses should be located in towns like Carrigaline rather than rural places like Myrtleville. See section 4.5.26. Any new development in the Bays area to be restricted to low density, infill development or the appropriate redevelopment or refurbishment of existing dwelling" "medium and high density development is not considered appropriate for the Bays area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11804049	Margaret Mullins & Katherine Collins	Request would involve reducing the size of current Open Space Zoning O-09 in Myrtleville to allow for a single dwelling to be developed on an infill site. It also proposes an opportunity for the County Council to develop an amenity for swimming and general enjoyment of the wider community in unison with this development. Part of the lands is being proposed as a car park to alleviate traffic issues in the area.	This is a strategic area of Open Space which is intended " <i>to maintain the coastal landscape and ensure protection of seaward views</i> ". The provision of a dwelling and carpark on part of this site at this location would not be compatible with this zoning objective. No change proposed.
Crosshaven & Bays	DLAP16-16-11800556	Martin Rouse, Kathy Foulds, Margaret Mullins and Katherine Collins	Request that the Council extend the development boundary of Crosshaven & Bays to include lands at the western end of Myrtleville which adjoin Fountainstown for residential development. The Council has acknowledged the current housing land shortage in Metropolitan Cork and this site can help deliver additional units by means of serviced sites in a rural setting.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-	Michael Foster	Extension to north-eastern development boundary of Fennels	The Draft Plan carries forward the low density housing approach in previous

	11842690		Bay.	plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-12085850	Michael Kidney	Request the removal of Amenity Walk U-08 which traverses Mr. Kidneys farmland. Lands were already donated by Mr. Kidney for Amenity Walk U-04 in Crosshaven.	It is considered appropriate to retain objective U-08, however it is proposed to adjust the indicative line of the Amenity Walk as shown on the Crosshaven and Bays Settlement Map.
Crosshaven & Bays	DLAP16-16-12097832	R Fishbourne	Does not favour the re-routing of U-08 to the north of his property as it would impact on the residential amenity and privacy of a private dwelling. Supports the Plans acknowledgement of the Scenic beauty and rural character of this area.	It is proposed to retain the proposed walkway U-08 objective but to show the indicative line running where possible along existing natural boundaries. See Amendments BK.04.05.02 & BK.04.05.03. See Section 2 of the Chief Executives Report.
Crosshaven & Bays	DLAP16-16-12221792	Rodney Daunt	Plan should include reference to Fountainstown Estuary Special Protection Area.	Noted. The Plan will have regard to this designation.
Crosshaven & Bays	DLAP16-16-11852385	Sean O'Brien	Agrees with the plan for the Myrtleville area that it be confined to low density development. Does not support objective to provide for a car park. This will be needed for 5/6 days in the year & would destroy the beauty of the area with a facility that will promote anti-social behaviour.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-11803057	Stephen O'Meara	Recognise that more housing development needed to meet population growth. Contend such growth should be focused on urban centres and towns with services and scale to support them and not rural coastal amenities like Myrtleville and the bays. Quotes the current draft plan: section 4.5.26 " Any new development in the Bays area to be restricted to low density, infill development or the appropriate redevelopment or refurbishment of existing dwellings" "... medium and high density development is not considered appropriate for the Bays area.	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Crosshaven & Bays	DLAP16-16-12117767	The Atlantic View Residents Association (AVRA)	Requests that development in this area continue to be Low Density Residential as the local amenities and facilities clearly cannot	The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due

			<p>accommodate more intensive development than this. This objective to retain zoning as low density residential is moreover consistent with the overall Cork Area Development Plan, which as you are aware any Local Area Plans must be consistent with. Council failing to protect existing amenity areas.</p>	<p>to its High Value Landscape characterisation, poor road network and lack of public services.</p> <p>No change proposed.</p>
Crosshaven & Bays	DLAP16-16-11875183	Thecla Cronin & Mary Sheehan	<p>Suggest that Plan take account generally of the following; Identify land suitable for sheltered/non sheltered senior housing accommodation, create walking linkages with Camden, Graball Bay, Church Road, Myrtleville and Fountainstown, orderly development of Fort Camden as an integrated tourist attraction, maintain buildings of cultural and heritage importance.</p> <p>In Crosshaven itself suggest initiatives with regard to further development of harbour facilities and taking maximum of its waterside location, some infill to extend the village square, provision of additional parking in the village, provision of a one way system in the village and recognition that there is a community hall in the village which may require a new entrance.</p>	<p>Additional text and/or objectives are proposed to address the issues raised.</p> <p>See Amendment BK.04.05.06. See Section 2 of the Chief Executives Report.</p>
Crosshaven & Bays	DLAP16-16-11776219	Tracy Canny	<p>Supports the Plans approach to limiting development in the Bays to low-density, infill development or the redevelopment of existing dwellings. Does not support the provision of a carpark as it would impact on the scenic amenities of the area. Suggests additional text in paragraph 4.5.11.</p>	<p>The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services.</p> <p>No change proposed.</p>
Crosshaven & Bays	DLAP16-16-11782558	Vincent O'Shea	<p>Supports the Plans approach to limiting development in the Bays to low-density, infill development or the redevelopment of existing dwellings. Does not support the provision of a carpark as it would impact on the scenic amenities of the area. Suggests additional text in paragraph 4.5.11.</p>	<p>The Draft Plan carries forward the low density housing approach in previous plans and recognises the limited environmental capacity of the area due to its High Value Landscape characterisation, poor road network and lack of public services. The need for a car park to address high demand for parking in the area during summer months is considered appropriate and will be retained.</p>

				No change proposed.
Dunderrow	DLAP16-16-11856326	Mary-Rose O'Donovan	The extension of the Development Boundary of the Village Nuclei of Dunderrow to the west to facilitate additional growth in the village. These lands are not susceptible to flooding and are significantly separated from the Eli Lily Seveso site.	There are no Irish Water sewerage facilities within the village and none planned. On this basis it is not appropriate to extend the development boundary. No change proposed.
Gaggin	DLAP16-16-11706994	PJ Hegarty	Approves the plans for the further development of the village and supports the suggested plans in the draft plan for Gaggin. Intend to develop the presently zoned lands and wish to retain the zoning in the new plan.	Noted. No change proposed.
Garrettstown/ Garrylucas	DLAP16-16-11447368	Mark O' Sullivan	Re-zoning of X-02 to allow for holiday homes and mobile homes.	The land is currently zoned X-02 "Special Policy Area. Lands to remain predominantly open in character with generally no linear roadside frontage development". This is a highly sensitive, coastal location with a poor road network and lack of public facilities. There is scope within the existing development boundary to facilitate further development of this nature. No change proposed.
Garrettstown/ Garrylucas	DLAP16-16-11877607	Mr Donal Lordan - Garrylucas	Requests a change in the wording of policy objective X-03 for the provision of campervan and camping facilities to include the provision of permanent and temporary caravans.	It is considered reasonable to allow some provision of permanent caravans on site subject to the provision of appropriate landscaping. See Amendment BK.05.02.02. See Section 2 of the Chief Executives Report.
Garrettstown/ Garrylucas	DLAP16-16-11880092	Mr Donal Lordan	Duplicate Submission See DLAP16-16-11877607	
Garrettstown/ Garrylucas	DLAP16-16-12026268	Paul Montgomery	Extension of the development boundary of Garrettstown to the north-east.	There is adequate land available for development within the settlement boundary to meet the population target. No further extension is warranted given the limited environmental capacity of this scenic, coastal area due to its High Value Landscape characterisation, poor road network and lack of public services. No change proposed.
Garrettstown/ Garrylucas	DLAP16-16-12020033	Nora Lawton	Extension of the development boundary of Garrettstown by 4.5 acres to the north.	There is adequate land available for development within the settlement boundary to meet the population target. No further extension is warranted given

				<p>the limited environmental capacity of this scenic, coastal area due to its High Value Landscape characterisation, poor road network and lack of public services.</p> <p>No change proposed.</p>
Inishannon	DLAP16-16-10631223	Castle Rock Homes	Requests the extension to the Settlement Boundary at Inishannon to the West to reflect permissions previously granted on subject land.	<p>Extend the settlement boundary as requested to reflect existing planning permissions.</p> <p>See Amendment BK.04.06.01. See Section 2 of the Chief Executives Report.</p>
Inishannon	DLAP16-16-12025501	Compass Homes Ltd	Extension of development boundary of Inishannon to facilitate Medium B Density Residential Development.	<p>Extend the settlement boundary as requested to allow the inclusion of a small parcel of additional lands which can help deliver the ambitious target set for this settlement.</p> <p>See Amendment BK.04.06.01. See Section 2 of the Chief Executives Report.</p>
Kilbrittain	DLAP16-16-12089090	Mary Lynch	Requests lands are omitted from flood risk area in the village as the it is considered that the ground level of the lands and property in question would make it impossible for such lands to be at risk of flooding. A technical flood report accompanies the submission.	<p>The Plan will include additional text in paragraph 5.1.23 supporting the review of the flood extents of Zones A & B within the village.</p> <p>See Amendment BK.05.01.09. See Section 2 of the Chief Executives Report.</p>
Kilbrittain	DLAP16-16-12089360	Vincent Hickey	Requests lands are omitted from flood risk area in Kilbrittain village. A technical flood report accompanies the submission.	<p>The Plan will include additional text in paragraph 5.1.23 supporting the review of the flood extents of Zones A & B within the village.</p> <p>See Amendment BK.05.01.09. See Section 2 of the Chief Executives Report.</p>
Kilbrittain	DLAP16-16-12089602	Patricia Northridge	Concern regarding the reclassification of part of the O-02 as built up area. This may exacerbate flooding impacts on submitter's property. Property has previously been under threat of flood waters from this field. The gradient difference may result in overlooking & loss of privacy. Access is unsuitable for residential development. This area is close to	<p>The Plan will include an additional objective relating to the disposal of surface water south of the village.</p> <p>See Amendment BK.05.01.03. See Section 2 of the Chief Executives Report.</p> <p>Additional text will be included supporting the expansion of school</p>

			the community field & should be retained as a community use. There has been no development in the village in the past decade & questions the need for more development land within the village boundary. Questions whether there is capacity in the sewerage system.	facilities east of C-01.(DB-04) See Amendment BK.05.01.04. See Section 2 of the Chief Executives Report.
Kilbrittain	DLAP16-16-12096663	Geoffrey Roberts and Celia Weston	Concerned with the re-classification of parts of O-02 for residential use due to its impact on the setting of the town, traffic impacts and impacts on existing residences. Not satisfied with lands between C-01 and O-02 being identified for residential use & instead should be earmarked as green space to protect the setting of the town or for school expansion.	Additional text will be included supporting the expansion of school facilities east of C-01.(DB-04) See Amendment BK.05.01.04. See Section 2 of the Chief Executives Report.
Kilbrittain	DLAP16-16-12098097	Castleview and Meadowview Residents Assoc	Requests that the site next to the school be designated as a community/utility use and lands omitted from O-02 in Draft Plan be returned to Open Space use.	Additional text will be included supporting the expansion of school facilities east of C-01.(DB-04) See Amendment BK.05.01.04. See Section 2 of the Chief Executives Report.
Kilbrittain	DLAP16-16-11864983	Kilbrittain Community Association	Proposed zoning of lands located between C-01 and O-02 within existing settlement boundary of Kilbrittain for extension to school and/or enhancement of community facilities in the village.	Additional text will be included supporting the expansion of school facilities east of C-01.(DB-04) See Amendment BK.05.01.04. See Section 2 of the Chief Executives Report.
Kilbrittain	DLAP16-16-12096018	Simon & Pam Skinner	Questions the population target for the village given the current issues associated with the waste water treatment plant. Supports the expansion of the school into the adjacent site. Seeks the preservation of the fields adjacent to the community field which has been safeguarded for past 20 years; Issues regarding the integrity and maintenance of the roads around Kilbrittain as well as the hydrological effects in areas vulnerable to flooding.	The Plan will include additional text relating to the disposal of surface water south of the village. See Amendment BK.05.01.03. See Section 2 of the Chief Executives Report. Additional text will be included supporting the expansion of school facilities east of C-01.(DB-03) See Amendment BK.05.01.04. See Section 2 of the Chief Executives Report.
Kilmacsimon Quay	DLAP16-16-	Helen Lusher	Inclusion of land in Kilmacsimon Quay for residential development.	Kilmacsimon Quay is designated as an "Other Location" in the settlement

	12028077		Village has sewage treatment plant and mains water available.	network where only limited development would be appropriate. Further limited residential development will be dealt with on its merits subject to normal planning considerations. No change proposed.
Minane Bridge	DLAP16-16-11852390	John Cronin owner of The Overdraught Pub and Restaurant	Seeks that Minane Bridge be connected with the tourist routes of the Ancient East to one side and Wild Atlantic Way to the other so as to benefit from increased passing trade.	Noted. The extent of national tourist routes is not a matter for the Local Area Plan Review. No change proposed.
Old Chapel	DLAP16-16-11872736	T. J Crowley	Requests that current Business Zoning Objective B-01 in the Village of Old Chapel be changed to Medium B density Residential Zoning. The site extends to approx 3.5 acres and the proposal is to provide for 30-35 residential units approx with a mix of house types from individual detached, semi detached and some serviced sites which would be within walking distance to Crossmahon School.	The Plan will remove the Business Zoning (B-01) from the land-use category and include these lands within the built-up area of the village to facilitate residential development. Lands zoned B-02 will be re-classified as B-01 as a result of this change. See Amendment BK.05.01.07. See Section 2 of the Chief Executives Report.
Oldchapel	DLAP16-16-12019508	Finbarr Galvin Ltd	Support the retention of the current B-02 zoning in Oldchapel.	Noted. No change proposed.
Oldchapel	DLAP16-16-12019832	Finbarr Galvin Ltd	We support the current zoning DB-01 in Oldchapel to which our landholding forms part.	Noted. No change proposed.
Riverstick	DLAP16-16-12098263	Andre O'Mahony	Extension of development boundary in Riverstick to south-east.	The Plan will include these lands within the development boundary. See Amendment BK.04.07.01. See Section 2 of the Chief Executives Report.
Sandycove	DLAP16-16-11801250	David Good, Sandycove, Co. Cork	Request the Council amend the plan provisions (DB-01) in the Other Location of Sandycove by the inclusion of the following text at end of Objective: "Consideration will be given to some infill residential development where it directly improves existing public foul services" This would allow some limited development to accommodate local needs where it is only allowed on the basis of promoting the improvement of existing, inadequate foul services as a	The Plan will include text to facilitate some infill housing where it improves the public sewerage facilities within this coastal location. See Amendment BK.05.03.02. See Section 2 of the Chief Executives Report.

			planning gain.	
--	--	--	----------------	--

Appendix B Chief Executive's Recommended Amendments to the Draft Bandon Kinsale Municipal District Local Area Plan

Amendment Ref.	Draft Proposed Change	Page No.																																																		
	Section One: Introduction																																																			
BK.01.01.01																																																				
Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans.																																																				
<table border="1"> <thead> <tr> <th colspan="5">Table 1.1: Municipal Districts in County Cork</th> </tr> <tr> <th colspan="2">Municipal District</th> <th>Population 2011</th> <th>Main Towns</th> <th>No of villages</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ballincollig-Carrigaline</td> <td>71,946</td> <td>Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy</td> <td>5</td> </tr> <tr> <td>2</td> <td>Bandon-Kinsale</td> <td>42,454</td> <td>Bandon, Kinsale (Kinsale Town Development Plan, 2009)</td> <td>34</td> </tr> <tr> <td>3</td> <td>Blarney-Macroon</td> <td>43,398</td> <td>Blarney, Macroon (Macroon Town Development Plan, 2009)</td> <td>54</td> </tr> <tr> <td>4</td> <td>Cobh</td> <td>53,544</td> <td>Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)</td> <td>24</td> </tr> <tr> <td>5</td> <td>East Cork</td> <td>42,399</td> <td>Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)</td> <td>30</td> </tr> <tr> <td>6</td> <td>Fermoy</td> <td>42,226</td> <td>Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown</td> <td>29</td> </tr> <tr> <td>7</td> <td>Kanturk-Mallow</td> <td>47,305</td> <td>Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket</td> <td>46</td> </tr> <tr> <td>8</td> <td>West Cork</td> <td>56,530</td> <td>Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)</td> <td>67 & 7 Inhabited Islands</td> </tr> </tbody> </table>			Table 1.1: Municipal Districts in County Cork					Municipal District		Population 2011	Main Towns	No of villages	1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5	2	Bandon-Kinsale	42,454	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34	3	Blarney-Macroon	43,398	Blarney, Macroon (Macroon Town Development Plan, 2009)	54	4	Cobh	53,544	Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24	5	East Cork	42,399	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30	6	Fermoy	42,226	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29	7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46	8	West Cork	56,530	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands
Table 1.1: Municipal Districts in County Cork																																																				
Municipal District		Population 2011	Main Towns	No of villages																																																
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5																																																
2	Bandon-Kinsale	42,454	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34																																																
3	Blarney-Macroon	43,398	Blarney, Macroon (Macroon Town Development Plan, 2009)	54																																																
4	Cobh	53,544	Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24																																																
5	East Cork	42,399	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30																																																
6	Fermoy	42,226	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29																																																
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46																																																
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands																																																
BK.01.07.01	<p>Approach to Town Council Development Plans Delete Paragraph 1.7.5 and replace with new text as follows;</p> <p>1.7.6 — Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore, it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the</p>	13																																																		

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	<p>Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p>	
BK.01.07.02	<p>Flood Risk Assessment and Management</p> <p>insert new text after Objective IN-01 as follows;</p> <p>Managing Downstream Flood Impacts. When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse on the standard of defence provided.</p>	18
BK.01.07.03	<p>Housing Density</p> <p>Insert new Heading "Housing Density" and text after "Green Infrastructure" as follows;</p> <p>The approach to housing density used in this Plan is explained in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p>	19
BK.01.07.04	<p>Traffic and Transport</p> <p>Insert new paragraphs under Section 1, paragraph 1.7.32 as follows:</p> <p>A transport strategy for Cork Metropolitan Area will be prepared during 2017 and its objective is to provide a long term strategic planning framework for integrated development of transport infrastructure in Metropolitan Cork. It will be used to inform transport investment levels and prioritization. This will provide an analytical basis for the integration of land use and transport planning through the use of social, economic and environmental indicators. The strategy will contribute to the formation of future land use policy formulation.</p> <p>Transport Strategy for Metropolitan Cork Cork County Council and Cork City Council have prepared a cycling network plan for the Cork Metropolitan area and surrounding towns. The objective of this project is to provide a clear plan for the future development of the cycling network within the Metropolitan Area to encourage greater use of cycling for trips to work, school, recreation and leisure. In this Municipal District the relevant route for Carrigaline South is U-11 in the Cork Cycle Network Plan.</p>	18
BM.01.07.05	<p>Regeneration Areas</p> <p>Insert additional text after Paragraph 1.7.26 as follows;</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant sites register, identifying sites on which a vacant site levy can be applied.</p> <p>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for</p>	18

Amendment Ref.	Draft Proposed Change	Page No.
	<p>inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p>Note: This change refers to the text of the draft plan only.</p>	
BK.01.07.06	<p>Active Land Management</p> <p>Insert text 'Active Land Management' in Section 1, after paragraph 1.7.8 See Appendix B3 for text.</p>	13
Section Two: Overall Strategy		
BK.02.03.01	<p>Insert new heading: 2.3 The Bandon Kinsale Municipal District above paragraph 2.2.3</p> <p>Delete Table 2.2 and insert revised Table 2.2. See Appendix B4.</p>	25
BK.02.04.01	<p>Growth Strategy</p> <p>Revise Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Bandon and Kinsale Towns and delete paragraph 2.3.2, 2.3.3, 2.3.4 and 2.3.7 insert revised text.</p> <p>Delete text:</p> <p>The population growth target will require the provision of 3,498 new housing units, with at least 1,699 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig-Carrigaline Municipal District figure. Housing growth of 1,758 units is also planned for the villages.</p> <p>And replace with:</p> <p>The population growth target will require the provision of 3,498 new housing units, with at least 1,606 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of 1,642 units is also planned for the villages.</p> <p>Delete text:</p> <p>The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.</p> <p>Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,642 units. This local area plan has retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at 1,428 units.</p> <p>And replace with:</p> <p>During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In Bandon, the requirement for additional school facilities has resulted in a small net reduction in the net available land supply. In Kinsale, the removal of newly identified residential sites in the former Town Council area has resulted in a small adjustment to the potential yield.</p> <p>The core strategy requires the village network to accommodate 1,642 units, the current appropriate scale of development would allow 1,418 units. However an analysis of water services infrastructure would indicate that only 917 units could be accommodated.</p>	27 & 28

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
BK.02.06.01	<p>Heritage</p> <p>Revise Environment and Heritage heading as follows;</p> <p>Environment and Heritage</p> <p>and insert new text dealing with Archaeology after paragraph 2.6.12 as follows;</p> <p>The Bandon Kinsale Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. Both Bandon and Kinsale are identified in the Urban Archaeological Survey of County Cork with a Zone of Archaeological Potential (ZAP). Both are walled towns with upstanding remains in place in Bandon. Much of the archaeology in the ZAP is subsurface or potentially incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p>	34 & 35
BK.02.06.03	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows;</p> <p>a) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</p> <p>b) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>c) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</p> <p>d) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as</p>	36

Amendment Ref.	Draft Proposed Change	Page No.
	detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.	
BK.02.05.03.	Volume 1, Section 2. Insert new Objective. LAS-02: Coastal Walkway. “Investigate provision of coastal amenity walk linking Kinsale Town and Camden Fort Meagher.”	36
BK.02.02.01	Insert following text after Section 2.2 The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.	26
	Section Three: Main Towns	
BK.03.01.01	Volume 1, Section 3. Introduction Delete text and include new Text including revised table 3.1 as per Appendix B1.	38 & 39
	Bandon	
BK.03.02.01.	Volume 1, Section 3.Remove BN-B-08 from land use zoning map in Bandon. Map Change only.	63
BK.03.02.02	Volume 1, Section 3. Update text in paragraph 3.2.36 as follows: “Provision was made in the last plan for a further 3 primary schools (2 on lands-zoned BD R-08 & 1 on lands zoned BD R-14). As part of their submission to the Preliminary Consultation Process, the Department of Education has highlighted the need for two new Primary Schools in the town and recommends that these should be provided on a single site in order to share facilities. Cork County Council favours the alignment of new education facilities with residential growth areas so as to optimize opportunities for walking and cycling for short trips and encouraging healthier lifestyles. On this basis lands zoned BD R-08 and lands BD R-18 include provision for residential development and 2 primary schools so as to provide an element of flexibility on the future location of schools in the town while promoting the integration of residential growth areas and education to the north-west and north-east of the town. The requirement for a school on BD R-14 has now been discontinued. And replace with: “As part of their submission to the public consultation process on the Draft Plan, the Department of Education and Skills has highlighted the need for one new Primary School and one Secondary School in the town and recommends that these should be provided on a single site in order to share facilities. Cork County Council favours the alignment of new education facilities with residential growth areas so as to optimize opportunities for walking and cycling for short trips and encouraging healthier lifestyles. On this basis lands zoned BD-R-08 and lands BD-R-17 include provision for residential development and 1 primary and 1 post primary schools so as to provide an element of flexibility on the future location of schools in the town while promoting the integration of residential growth areas and education to the north-west and north-east of the town. The requirement for one primary school on lands zoned BD-R-14 has been reinstated on request of the	49 & 50

Bandon Kinsale MD Local Area Plan Review		
Amendment Ref.	Draft Proposed Change	Page No.
	Department of Education and Skills”.	
BK.03.02.03	Volume 1, Section 3. Main Towns Text change on lands zoned BD-R-14 as follows: Medium B Residential Development including provision for a primary school (1.14 ha) . Proposals shall include a comprehensive landscaping plan which incorporates a high quality boundary treatment. ^	20
BK.03.02.04	Volume 1, Section 3. Update text in paragraph 3.2.33. as follows: The provision of public walkways through the site and linking the site with Bandon Town would be encouraged as part of any future plans for this site to improve connectivity between the site and Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon. and replace with: The provision of a safe public walkway through the site and linking the site with Bandon Town would be encouraged as part of any long term future plans for this site to improve connectivity between the site and Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon. Partnership arrangements between the owners of Castlebernard Estate and public authorities will be necessary prior to any part of the demesne becoming accessible to the public.	49
	Volume 1, Section 3. Update text in paragraph 3.2.39 as follows: The attractive river valley setting of the town together with Castlebernard Estate, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which can connect into existing/planned walking networks. This would enhance the overall quality of life for residents. A new segment of open space is proposed to the north-east of the town adjoining the proposed northern relief road, new residentially zoned land and the river. The function of these lands is to protect the attractive river valley and visual setting of the town at this location. and replace with: “The attractive river valley setting of the town together with Castlebernard Estate, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which can connect into existing/planned walking networks. Such opportunities would need to be pursued in partnership with owners of the Castlebernard Estate in order to ensure their safety and with a view to enhancing the overall quality of life for residents. A new segment of open space is proposed to the north-east of the town adjoining the proposed northern relief road, new residentially zoned land and the river. The function of these lands is to protect the attractive river valley and visual setting of the town at this location”.	50
BK.03.02.05	Volume 1, Section 3. Amend the text on Objective BD-O-07 as follows: “Open Space. Lands to remain open to protect the setting of the town”. And replace with: “Open Space. Lands to remain predominantly open to protect the setting of the town”.	61
BK.03.02.06	Volume 1, Section 3. Main Towns. Text change on lands zoned BD-R-08 as follows: “Medium B Residential Development to include provision for two primary schools (2.32 hectares) with screen planting”. And replace with: Medium B Residential Development including provision for a primary school and secondary school (6.7 ha) . Proposals shall include a comprehensive landscaping plan which incorporates a high quality boundary treatment.	57
BK.03.02.07	Volume 1, Section 3. Main Towns. Text change on lands zoned BD-R-17 as follows:	58

Amendment Ref.	Draft Proposed Change	Page No.
	<p>“Medium B Residential Development including the provision of 2 no. primary schools (2.32 hectares).—</p> <p>The development of the site will require access off the proposed Northern Relief Road and provision for a link road to the BD-R-06 site to the west.—</p> <p>Development of this site should also make provision for pedestrian and cycleway links with existing residential areas and proposed development sites BD-R-06.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries”.</p> <p>And replace with</p> <p>“Medium B Residential Development including the provision of 1 no. primary and 1 no. Secondary schools (6.7 hectares).</p> <p>The development of the site will require access off the proposed Northern Relief Road and provision for a link road to the BD-R-06 site to the west.</p> <p>Development of this site should also make provision for pedestrian and cycleway links with existing residential areas and proposed development sites BD-R-06.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries”.</p>	
BK.03.02.08	<p>Volume 1, Section 3. Main Towns, paragraph 3.2.25. Update text relating to X-01 as follows: Insert coma after residential development</p> <p>The site will also be suitable for some residential development, and mixed-use development including limited retail at the southern end of the site. The layout of development on the site should allow for the creation of a continuous, stepped, streetscape along the roadside, eastern boundary (Cork Road). Given its location close to the town centre the Council will encourage the provision of some 2-bed units on site as starter homes/ age-friendly units.</p>	48
Kinsale		
BK.03.03.01	Remove lands within former town council area from land-use zoning map. Map Change only.	Map
BK.03.03.02	Volume 1, Section 3. Update text in Section 3.3 omitting reference to lands within the former jurisdiction of Kinsale Town Council as follows. See Appendix B2.	64
BK.03.03.03	Adjust line of development boundary Map Change only.	Map
BK.03.03.04	<p>Volume 1, Section 3, paragraphs 3.3.33 and 3.3.34. Update text as follows:</p> <p>“The town is served by a secondary school (Kinsale Community School) and three primary schools. A new school has recently been provided which has added to the capacity of primary school spaces in the town. Education facilities are distributed north and south of the town close to established residential areas. The County Development Plan 2014 does not identify a need for further facilities in the town. Gaelscoil Chionn tSáile is currently operating in a prefabricated building and is in need of a purpose-built unit. The site at Cappagh is zoned for educational use and allows for expansion at this facility.—</p> <p>Summercove National School is significantly constrained on its current site and accessed by a very narrow road network without adequate footpath connections. The Council will liaise with the Department of Education in order to find the best solution for Summercove National School. The option to provide a school in the Rocket House (O-04) close to Charles Fort has now been discontinued”.</p> <p>And replace with:</p>	70

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	<p>“The town is served by a secondary school (Kinsale Community School) and three primary schools. A new school has recently been provided which has added to the capacity of primary school spaces in the town. Education facilities are distributed north and south of the town close to established residential areas. The Department of Education and Skills has identified the need for two primary schools and 1 secondary school in the town. One of the primary schools is to facilitate the target population growth in the town, the other is to facilitate permanent accommodation for Summercove National School. Gaelscoil Chionn tSáile is currently operating in a prefabricated building and is in need of a purpose-built unit. The site at Cappagh is zoned for educational use and allows for expansion at this facility.”.</p> <p>“Summercove National School is significantly constrained on its current site and accessed by a very narrow road network without adequate footpath connections. Summercove is in an area of designated High Value Landscape, with a poor road network where the Council has consistently stated that further residential development is not to be encouraged. However, the Department of Education and Skills have identified the need to provide an alternative school site. Therefore having regard to the elevated and scenic nature of surrounding area, the Council has zoned a site for a single storey primary school opposite the existing school to address this matter. This site is the least prominent, forms a natural extension to the existing development boundary and should not impact on the setting of St. Catherine’s Church and graveyard, a protected structure and National Monument. The option to provide a school in the Rocket House (O-04) close to Charles Fort has now been discontinued. Also in Summercove, the Council supports the sympathetic re-use of St. Catherine’s Church for community/cultural activities..”</p>	
BK.03.03.05	<p>Volume 1, Section 3, paragraph 3.3.32. Include additional text as follows:</p> <p>Community facilities are located throughout the town including a garda station, fire station, a library and new playground. A new multi-purpose community facility has been constructed in the town. The Council supports the provision of additional community facilities in the town which could cater for a diversity of users such as The Mens Shed, Youth Café and local arts groups. Kinsale Community Hospital is 40-bed nursing home located at the northern periphery of the town within a mature site. There are further nursing home facilities and retirement accommodation at Haven Bay Care Centre.</p>	69
BK.03.03.06	<p>Volume 1, Section 3, paragraph 3.3.19. Include additional text as follows:</p> <p>The town’s location along the Wild Atlantic Way aims to further expand its attractiveness to both the overseas and domestic holiday-market. The Town is well served by a number of high quality hotels and niche guest accommodation including Actons Hotel, The Trident Hotel, MacDonalds Hotel and Spa and Perryville House. The Plan supports the further expansion of hotel facilities where they contribute positively to the historic environment and respect the sensitive coastal setting in which they are located. In order to ensure Kinsale continues to optimize its niche tourism market, investment in key pieces of infrastructure is required. The Marine Leisure Infrastructure Strategy (2010 – 2020) identified facilities that need to be provided/ improved to increase the quality of the town’s maritime environment and these form part of the plan’s future development framework. Key items highlighted in the document include issues around access to slipways due to conflicts between traffic and parking trailers; marina capacity issues evident and inadequate space along the quaysides.</p>	66
BK.03.03.07	<p>Volume 1, Section 3. Include new Objective KS-GO-10. “Support the expansion of primary and post primary education facilities in the town”.</p>	76
BK.03.03.08	<p>Volume 1, Section 3. Include new Objective KS-CO-04. “Single storey primary school (1.14ha) including provision of comprehensive landscaping scheme to integrate the educational complex into the scenic, coastal landscape”.</p>	79
BK.03.03.09	<p>Coastal Flood Zone Mapping Amendment: Kinsale It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D. Map Change Only.</p>	Map Change

Amendment Ref.	Draft Proposed Change	Page No.
	Carrigaline South	
BK.03.04.01	<p>New text in paragraph 3.4.9 and 3.4.10 and delete text</p> <p>The County Development 2014 established a population target of 17,870 for Carrigaline representing growth of just over 3,000 people on Census 2011 figures (14,775). This level of population growth will give rise to a growth of 2138 households with a requirement to provide an additional 2422 dwelling units in the period up to 2022. Data indicates that between 2010 and 2015, 130 dwelling units were constructed or are under construction on zoned land in Carrigaline. There are planning permissions for a further xx dwelling units outstanding on zoned lands in Carrigaline.</p> <p>Given the level of development that has occurred to date it is estimated that an additional 2,422 housing units need to be provided. Land zoned in previous plans has the capacity for circa 2,423 of these units, however analysis of the land supply indicates that this has been reduced to 1,886 units through completion of the existing housing estate on R-07 and provision of schools on a portion of land zoned R-06. Just over 1,000 units will be accommodated on lands zoned R-07 –R-17 on lands to the north of the town.</p>	83
BK.03.04.02	<p>Delete paragraph 3.4.22</p> <p>The Carrigaline Area Transportation Plan identified the need for an Outer Western Relief Road. This will provide an alternative means of accessing the national road network from Carrigaline. It will also bring significant traffic relief where it is needed i.e. along the Main Street, Ballea road and Church road in the town centre area, and also along the R611 Cork road.</p> <p>and replace with:</p> <p>“A review of the CATP will take place during the lifetime of this plan and the viability of the relief road will be investigated in the context of other transportation options. “</p> <p>Insert revised Text “Over the lifetime of the Plan Cork County Council will review traffic route options within the town and in this context the lack of connectivity between the western and southern relief roads will be examined”.</p>	86
BK.03.04.03	<p>Delete existing paragraph 3.4.37</p> <p>The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. All of these are Recorded Monuments which are subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendments) Act 1994. Any potential archaeological sites and their setting within the development boundary shall be protected in line with the objectives for the protection of archaeological heritage listed in the Cork County Development Plan 2009.</p> <p>and replace with the following:</p> <p>The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. All known archaeological sites and their setting within the development boundary shall be protected in line with the objectives outlined in the County Development plan 2014.</p>	88
BK.03.04.04	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text in objective CL-R-06 and delete the following sentence</p> <p>Provision will also be made for a primary school (requires at least 1.6 ha site</p>	
BK.03.04.05	Volume 1, Section 3. Main Towns	87

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	<p>Delete paragraph 3.4.25 as follows:</p> <p>This Plan recognises the future potential of linking existing cycle and walking routes which exist in Carrigaline to those that exist in Passage West and onto Douglas and Cork City which have been identified in the Cork Metropolitan Cycling Strategy.</p> <p>And replace with:</p> <p>This Plan recognises the future potential of linking existing shared-use walking and cycle routes or greenways which exist in Passage West'</p>	
BK.03.04.06	<p>Volume 1, Section 3. Main Towns Delete paragraph 3.4.30:</p> <p>Carrigaline's attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA 004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. An amenity walk has been developed along the southern banks of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Raffeen and Monkstown (U-05). There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</p> <p>And replace with:</p> <p>Revised Paragraph Carrigaline's attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA-004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. A Greenway has been developed along the southern banks of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Raffeen and Monkstown (U-05). There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</p>	87
BK.03.04.07	<p>Volume 1, Section 3. Main Towns General Objective CL-GO-10 Amend objective: <i>Delete text:</i> Establish a network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre.</p> <p>And replace with:</p> <p>Further expand the network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre</p>	98
BK.03.04.8	<p>Volume 1, Section 3. Main Towns Insert new General Objective</p> <p>All new development will need to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p>	98
BK.03.04.9	Volume 1, Section 3. Main Towns	

Amendment Ref.	Draft Proposed Change	Page No.
	General Objectives Amend Code of CE-GO-08 to CL-GO-08	
BK.03.04.10	Volume 1, Section 3. Main Towns General Objectives Amend Code of CE-GO-09 to CL-GO-09	
BK.03.04.11	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-07 to 1.62 hectares and delete 1-5	
BK.03.04.12	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-10 to 12.27 hectares and delete 10-0	
BK.03.04.13	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-11 to 6.63 hectares and delete 6-3	
BK.03.04.14	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-14 to 7.9 hectares and delete 8-56	
BK.03.04.15	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-15 to 5.99 hectares and delete 6-2	
BK.03.04.16	Volume 1, Section 3. Main Towns Specific Development Objective Amend Code CE-R-16 to CL-R-16 Amend Land Area in objective CL –R-16 to 4.21 hectares and delete 3-8	
BK.03.04.17	Volume 1, Section 3. Main Towns Amend Land Area in objective CL-R 17 to 5.09 hectares and delete 4-7	
BK.03.04.18	Volume 1, Section 3. Main Towns Expand CL-T-01 zoning Amend Area size and Map change	
BK.03.04.19	Volume 1, Section 3. Main Towns Add text to objective CL-T-01 the southern part of the site backing onto existing residential development on the Kilmoney Road will have a mix of residential development.	
BK.03.04.20	Volume 1, Section 3. Main Towns Amend Objective CL-U-05 Provide pedestrian walkway along old railway line from the river north towards Ballyhemiken. Revised Objective Provide Greenway along old railway line from the river north towards Ballyhemiken.	
BK.03.04.21	Volume 1, Section 3. Main Towns Amend Objective CL-U-08 Provide pedestrian amenity walk from Mountain road east to join existing amenity walk on the Crosshaven road. Revised Objective Provide pedestrian amenity walk from Mountain road east to join Greenway on the Crosshaven road.	
BK.03.04.22	Volume 1, Section 3. Main Towns Map change site size 5.7 ha	

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	Add new objective CL-R-18 “Medium A density residential development to include a mix of house types accompanied by appropriate landscaping, any development on this site shall be accompanied by associated road and pedestrian network improvements, the costs of which shall be borne by the developer”.	
BK.03.04.23	Volume 1, Section 3. Main Towns Indicate CI-U-13 on map	
BK.03.04.24	Specific Development Objective CL-R-04 Delete Text with strike through. Medium A density residential development. Development proposals in this zone will 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 impacts either alone or in combination with other projects on the adjacent SPA. A sea wall will be required along the eastern / southern boundary of the site. The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off site and on site infrastructure. Specific arrangements shall be made for the provision and construction an amenity walk (U-07).	
BC.03.04.25	Specific Development Objectives- delete CL-U-07 Pedestrian walkway along shoreline towards Coolmore. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.	
BC.03.04.26	Specific Development Objective- revised CL-U-07- Link road between U-04 and U-10	
BC03.04.27	Amend B-02 to provide site for Carrigaline Rugby Club New zoning CL-O-10	
BC.03.04.28	Extend CL-RA-01	
BC.03.04.29	General Objective CL-G—02 Delete Natura Impact Statement In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites. Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to 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 these sites.	
BC.03.04.30	General Objective CL-G-03 Delete Text The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged	
BC.03.04.26	Specific Development Objective- revised CL-U-07- Link road between U-04 and U-10	
BC03.04.27	Amend B-02 to provide site for Carrigaline Rugby Club New zoning CL-O-10	
BC.03.04.28	Extend CL-RA-01	
BC.03.04.29	General Objective CL-G—02	

Amendment Ref.	Draft Proposed Change	Page No.
	<p>Delete Natura Impact Statement</p> <p>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</p> <p>Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC.</p> <p>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to 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 these sites.</p>	
BC.03.04.30	<p>General Objective CI-G-03 Delete Text</p> <p>The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area— Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged</p>	
BC.03.04.31	<p>Specific Objective</p> <p>New Residential Objective</p> <p>CI-R-19</p> <p>Medium A residential development. Any development of this site will be require road and pedestrian improvement to be funded by the developer.</p>	
BC.03.04.32	<p>Specific Objective</p> <p>CI-B-01</p> <p>Business development suitable for small to medium sized industrial units, office based industry and provision of Primary Health Care Centre</p>	
BK.03.04.33	<p>Volume 1 Section .3.3: Carrigaline (South)</p> <p>Include additional text under paragraph 3.4.23: “Over the lifetime of the Plan Cork County Council will review traffic route options within the town including how best to provide a link between the Western and Southern Relief Roads.”</p>	86
BK.03.04.34	<p>Coastal Flood Zone Mapping Amendment: Carrigaline (South)</p> <p>It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D.</p> <p>Map Change Only.</p>	106
	Section Four: Key Villages	
	Ballinspittle	
BK.04.03.01	<p>Volume 1 Section .4.3: Ballinspittle</p> <p>Include new Objective DB-04; “Supports plans for footpath and road realignment from Ballinspittle Village to Kilmore Woods.”</p>	115
	Belgooly	
BK.04.04.01	<p>Volume 1 Section .4.4: Belgooly</p> <p>Include new Objective DB-03; “Supports the provision of enhanced pedestrian links which connect residential areas to the village core and school”.</p>	119
	Crosshaven and Bays	
BK.04.05.01	<p>Volume 1 Section .4.5: Crosshaven and Bays</p> <p>Include new Objective O-10: Open Space to protect the Special Protection Area designation.</p>	131 & 132
BK.04.05.02	<p>Volume 1 Section .4.5: Crosshaven and Bays</p> <p>Adjust indicative line of walkway U-08 to avoid house site.</p> <p>Map Change Only</p>	132
BK.04.05.03	<p>Volume 1 Section .4.5: Crosshaven and Bays. Insert new Objective DB-06: The Council will work in co-operation with landowners to deliver the proposed amenity routes. .</p>	129
BK.04.05.04	<p>Volume 1 Section .4.5: Crosshaven and Bays</p> <p>Include additional text under paragraph 4.5.21: “These issues will be prioritised by the Council over the lifetime of the Plan and</p>	125

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	will be addressed where resources allow”.	
BK.04.05.05	Volume 1 Section .4.5: Crosshaven and Bays Update Objective T-01 to allow for a broader range of retail uses on site. T-01: “Mixed uses including: commercial, services, civic, residential and retail related to leisure/ tourism use to facilitate village centre expansion. And replace with: T-01: “Mixed uses including: retail, offices, community, residential and marine/tourism uses to facilitate village centre expansion”.	129
BK.04.05.06	Volume 1 Section .4.5, paragraph 4.5.35: Crosshaven and Bays Update text as follows: Crosshaven village is a well established settlement, with important community facilities including two churches, one co-educational secondary school, Colaiste Mhuire and three primary schools; Scoil Bhríde, Scoil Náisiúnta Cros tSeain and Templebreedy national School. The village has a large number of sporting clubs including GAA, soccer, rugby, sailing, tennis and rowing to name a few. The local community has developed additional facilities based around historic Crosshaven House including a playground and pitch and putt club. The village is lacking a community hall, however, and the Plan supports identifying a suitable site/ building which could act as a focal point for community uses throughout the year. And replace with: Crosshaven village is a well established settlement, with important community facilities including two churches, one co-educational secondary school, Colaiste Mhuire and three primary schools; Scoil Bhríde, Scoil Náisiúnta Cros tSeain and Templebreedy national School. The village has a large number of sporting clubs including GAA, soccer, rugby, sailing, tennis and rowing to name a few. The local community has developed additional facilities based around historic Crosshaven House including a playground and pitch and putt club The Plan supports the provision of improved access to the village community hall.	126 & 127
BK.04.05.07	Volume 1 Section .4.5, paragraph 4.5.23: Crosshaven and Bays Update text as follows: While significant levels of residential development have taken place in the village, there is a need for the proportionate provision of services and facilities for the enlarged population including improved community facilities. And replace with: While significant levels of residential development have taken place in the village, there is a need for the proportionate provision of services and facilities for the enlarged population including improved community facilities. The Council also supports interventions which can improve walkability within the settlement, especially linking residential areas and the village core.	125
BK.04.05.08	Volume 1 Section .4.5, Crosshaven and Bays Insert new Objective DB-07 as follows: Support the delivery of a flood relief scheme at Graball Bay.	129
BK.04.05.09	Coastal Flood Zone Mapping Amendment: Crosshaven and Bays It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D. Map Change Only.	132
	Inishannon	
BK.04.06.01	Volume 1 Section .4.6: Inishannon Adjust the extent of the development boundary. Map Change only	138
	Riverstick	
BK.04.07.01	Volume 1 Section .4.7: Riverstick Adjust the extent of the development boundary. Map Change only	143
	Section Five: Villages, Village Nuclei and Other Locations	
	Villages	
	Kilbrittain	
BK.05.01.01	Volume 1, Section 4. Insert new GO Objective for villages to ensure protection of the Courtmacsherry Estuary SAC as follows: GO-01 (o): “In order to secure sustainable population growth proposed in GO-01	149

Amendment Ref.	Draft Proposed Change	Page No.
	(a), appropriate and sustainable water and wastewater infrastructure that will help secure the objectives of the Water Framework Directive and protect the Courtmacsherry Estuary SAC Nature 2000 Site, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted in this settlement”.	
BK.05.01.02	Volume 1, Section 4. Provide additional DB objective in Kilbrittain to ensure protection of the Courtmacsherry Estuary SAC as follows: DB-02: “New development can only proceed where it is shown it complies with the operation and licensing of the Waste Water Treatment Plant”.	158
BK.05.01.03	The Plan will include an additional objective and text relating to the disposal of surface water south of the village. DB-03: All new development south of the Main Street will need to provide adequate measures for the disposal of surface water on site in order to mitigate against flooding impacts on lands and properties in the vicinity”.	158
BK.05.01.04	The Plan will include an additional objective supporting the expansion of school facilities east of C-01. DB-04: Support the expansion of school and community-related development east of C-01.	158
BK.05.01.08	The Plan will include an additional objective supporting the upgrading and maintenance of walkways south of the village. DB-05: “Support the upgrading and maintenance of walkways south of the village”.	158
BK.05.01.09	The Plan will include additional text in paragraph 5.1.23 supporting the review of the flood extents of Zones A & B within the village as follows: “A preliminary review of flood extents in Kilbrittain has concluded that the Flood Zone A and Flood Zone B extents should be revised. Therefore, a detailed hydraulic assessment will be undertaken to redefine the Flood Zone A and Flood Zone B extents along the Kilbrittain River”.	158
	Minane Bridge	
BK.05.01.05	Volume 1 Section 5.1. Minane Bridge. Insert new objective DB-03 as follows: “The Plan supports the provision of traffic calming measures and improved pedestrian facilities linking residential areas to community buildings within the Village.”	160
BK.05.01.06	Volume 1 Section 5.1. Minane Bridge. Insert new objective DB-04 as follows: “The Plan supports proposals to enhance recreation facilities in the village including the provision of a playground.”	160
	Oldchapel	
BK.05.01.07	Volume 1 Section 5.1. Oldchapel Remove B-01 from land-use zoning and re-label B-02 as B-01. Volume 1	162 & 163
	Ballygarvan	
BK.05.01.08	Volume 1 Section 5.1. Ballygarvan Insert new objective U-03 as follows: “The Plan supports the provision of a new pedestrian bridge within the Village”.	154 & 155
	Village Nuclei	
	Aghyohil	
BK.05.02.01	Volume 1 Section 5.2. Aghyohil Extend the development boundary. Map change only	169
	Garrettstown/ Garrylucas	
BK.05.02.02	Volume 1 Section 5.2. Garrettstown/ Garrylucas Reword text of X-03 as follows: “Special Policy Area. Provision of temporary tourist accommodation for campervans and camping facilities. The site is also suitable for a mixture of temporary and permanent caravans for tourist accommodation .Any proposals shall be accompanied by a comprehensive landscaping scheme prepared by a suitably qualified professional, to assimilate the proposal into this sensitive, coastal landscape”.	182
BK.05.02.02	Coastal Flood Zone Mapping Amendment: Garrettstown/ Garrylucas It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D. Map Change Only.	183
	Other Locations	

Bandon Kinsale MD Local Area Plan Review Amendment Ref.	Draft Proposed Change	Page No.
	Robert's Cove	
BK.05.03.01	Volume 1 Section 5.3. Roberts Cove Insert new Objective DB-03: Support the provision of a coastal walkway linking Roberts Cove and Rocky Bay.	199
	Sandycove	
BK.05.03.02	Volume 1 Section 5.3. Sandycove Update text Objective DB-01: Any further development in Sandycove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Priority will be given to the development of recreation and amenity facilities including walks along the coastline. And replace with: Any further development in Sandycove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Consideration will be given to some infill residential development where it directly improves existing public foul services. Priority will be given to the development of recreation and amenity facilities including walks along the coastline.	200
BK.05.03.02	Volume 1 Section 5.3. Sandycove Insert new Objective DB-02: "Support the provision of car parking facilities".	200

Appendix B1 Chief Executive's Recommended Amendments to the Draft Bandon Kinsale Municipal District Local Area Plan

Amendment No. BK.03.01.01

1.1 Introduction- Main Towns

Delete Existing Text and Insert New Text as follows:

Overall Scale of Development

1.1.1 The overall scale of development for the Main Towns is set out in the Core Strategy of the Cork County Development Plan, 2014 (Volume One, Chapter 2 and Appendix B). Table 3.1 sets out the overall housing requirements and housing supply position for Bandon, Kinsale and Carrigaline South.

1.1.2 Within the Bandon Kinsale Municipal District the County Development Plan 2014 provides for growth in population of 2,972 persons. The number of households is expected to grow by 3,926 leading to a net requirement for 3,707 new houses within the Municipal District. Of this growth, 1,699 is allocated to the Towns (978 for Bandon and 721 for Kinsale).

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield
Bandon	6,640	7,765	851	978	45	91.84 81.94	1,766 1732
Kinsale	4,893	5,722	627	721	36	39.8 37.6	856 834
Carrigaline (South)	4,858	5,876	703	See Ballincollig Carrigaline Municipal District Plan (Carrigaline North)			
Total	16,391	19,363	2,181	1,606	80	131.64 119.54	2,622 2566
Estimated Strategic Land Reserve (LAP'S and TCPs) for this Municipal District is 51.3ha 39.54ha							
*Includes 1.1ha of residentially zoned land from the Kinsale Town Development Plan 2009							

Approach to Plan Preparation

1.1.3 In the preparation of new 'zoning' maps for the main towns in this plan, the following issues have been addressed:

Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Urban area'. 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. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use;

Where possible the map base has been updated (although the most recent development may still not be

Bandon Kinsale MD Local Area Plan Review (shown for reasons beyond the County Council's control). **A core retail shopping area has been identified in Bandon.**

It is the intention of Cork County Council to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. Therefore in Bandon a number of Regeneration Area have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment. In each town a core retail shopping area has been identified. In both towns Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment;

The existing Town Development Plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'Existing Built Up Area' classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.

The boundaries of Town Centre zonings will be adjusted to reflect the combined boundaries of the "established" and "expansion" areas within existing town plans. Where appropriate extensive existing residential areas will be removed from the town centre zoning. A retail core which defines the main shopping streets in a town will be identified within the town centre zoning of each Main Town.

It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.

Appendix B2 Chief Executive's Recommended Amendments to the Draft Bandon Kinsale Municipal District Local Area Plan

Amendment No. BK.03.03.01 (Map Change –See Appendix D) and BK.03.03.02

Delete Existing Text Section 3, Pages 64 to 81 Insert New Text as follows;

3.1 Kinsale Environs

Vision and Context

3.1.1 Kinsale is identified as a Main Settlement within the Bandon Kinsale Municipal District. The settlement is located within the Greater Cork Ring strategic Planning Area and is defined as a “Ring Town” in the Cork County Development Plan 2014.

3.1.2 The strategic aims for Kinsale are to provide for additional residential and employment development which reinforces the towns compact form, is responsive to its scenic coastal setting and continues to support its special heritage, marine and tourism functions. It is also important that the infrastructure projects planned for the town are carried out in a timely manner.

~~1.1.3 Since the last Plan period, Kinsale Town Council has been dissolved and so this Plan set out a single planning strategy for the town and its environs.~~

1.1.4 It is an objective of the County Development Plan 2014 to protect and enhance the natural and built heritage assets of the walled, medieval coastal settlement and to facilitate the development of Kinsale as one of the county's principal tourist attractions. Future development will need to respect the historic town centre and the town's sensitive scenic and coastal setting.

Local Context

1.1.5 Kinsale Town is a picturesque town that sits on the attractive estuary of the Bandon River. The town's attractive medieval townscape and building stock is the focus of its international gourmet offer, niche retail including a vibrant art and crafts offer and cultural buildings. The harbour is the focus of a variety of marine based activities including yachting and sea angling. Charles Fort and James Fort are attractive maritime fortifications flanking the mouth of the harbor and are both popular heritage destinations. Scilly and Summercove are small attractive peripheral coastal settlements which are included in the development boundary of the town.

Planning Considerations and Proposals

1.1.6 There are some physical constraints which will clearly influence the future direction of growth in the town. These physical constraints are also the natural features that have contributed to its success, and are found within and around its spectacular scenic and historic harbour and dominate the southern and eastern boundaries of the town.

1.1.7 To the east, it is important that the attractive entrance to the town is maintained. Previous plans identified the 'green fingers' of land outside of the development boundary separating the historic settlements of Scilly and Summercove from the main town and their importance to the general setting of the town. It is the intention that this policy would be carried forward in this plan. It is also the intention of this Plan to provide more guidance on the management of built environment within these two satellite nodes to Kinsale.

1.1.8 The development boundary heading from the town in an easterly direction out towards Charles Fort identifies the existing built footprint that has been inherited from previous plans. Some adjustment has been made to the south western boundary to reflect development that has already occurred in the area. There is still a small strip of land outside the development boundary (adjoining O-03) between the estuary and the development

Bandon Kinsale MD Local Area Plan Review

boundary. Outside of the development boundary the area is zoned “High Value Landscape” and rural housing control policies apply as set out in the County Development Plan 2014. This includes a very elevated and sensitive coastal hillside strip of land south and west of O-03. The Planning Authority continues to exclude this area from the development boundary in order to give priority to local applicants who wish to reside in the area.

Population and Housing

- 1.1.9 The 2011 Census recorded a population 4,893 in Kinsale representing growth of 794 persons since Census 2006. Geo-directory figures for the period 2010-2015 illustrate small growth in the housing stock from 2,519 in 2010 to 2,522 in 2015. There is some return to activity in the housing market within the town as a number of developments are currently under construction, although there is some evidence of vacancy within an unfinished estate at Abbeylands on the northern periphery of the town.
- 1.1.10 Kinsale has been allocated a population target of 5,722 in the County Development Plan 2014 representing growth of just over 800 people on Census 2011 figures. In order to accommodate this level of population growth, an additional 721 housing units will be required. A net housing land requirement of 36ha has been identified to provide this amount of housing.
- ~~1.1.11 The development strategy for Kinsale is to focus new housing development and population growth close to the existing built footprint of the town to maximize opportunities for walking and cycling within the town and to reinforce its compact urban form. In order to achieve the target growth, the Plan carries forward all residentially zoned land within the existing Town Plan and the Bandon Electoral Area Local Area Plan 2011 save for a 1.1 ha site in Summercove (formerly R-06) where the zoning has been discontinued due to service constraints. Some extra headroom is required to allow flexibility in the land supply and for this reason additional residentially zoned land has been identified. This includes a number of small medium sized plots all within the 10 minute walking zone of the town centre which can contribute to the town’s compact form. Most of these were zoned as “built up area” or “agriculture” in the 2009 Kinsale Town Development Plan.~~
- ~~1.1.12 The town has a good supply of housing close to the town centre and residential usage is still an integral component of the mixed use character of the town. The proximity of residential uses to the core is an important factor in achieving vitality and viability within town centres and Kinsale is one of a few towns which have retained this historic land use mix. Policies protecting residential use within the town centre and important housing stock adjacent to the core are proposed. These include the following streets:~~
- ~~● Market Square~~
 - ~~● Market Lane~~
- ~~1.1.13 Within these areas the conversion of houses for non residential use which would impact on the residential amenities of the area by reason of noise and traffic and would result in a loss of units for family accommodation will be resisted.~~
- 1.1.14 The larger sites on the northern periphery of the town (KS-R-01 & KS-R-02) will include some provision for larger detached dwellings/ self build options at lower densities as an alternative to individual houses in the countryside. This is also to provide a softening of the urban edge and aims to minimize the impacts on the landscape setting of the town.

Employment and Economic Activity

- 1.1.15 The current County Development Plan 2014 states it is an objective for Ring Towns like Kinsale “to fulfill their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so they can become the location of choice for most people especially those with an urban environment focus.” Kinsale’s local economy is largely tourism based. The town has an international tourism reputation built around its iconic townscape, heritage, natural harbour and associated water-based recreation, culinary offer and scenic characteristics.
- ~~1.1.16 The town centre is the principle location for retail and services and these issues are dealt with separately in the Plan. Within the eastern environs of the town some 24.8ha of land was zoned for business and industry in the last Bandon Electoral Area Local Area Plan (2011). There has been some uptake in these lands including B-03, EE-1, EE-2 and a large part of B-02 which will now revert to “built up area”. Some adjustment has been made to the wording of I-02 to remove a reference to tourist related retail development which is not considered appropriate at~~

this edge of town location. The employment land supply also includes a large light industrial site on the eastern periphery of the town.

1.1.17 In 2011 there were 2,421 persons living in Kinsale in the labour force and of these, 82.6% (2,000 persons) were at work. The unemployment rate within the town was 17.4% compared to 19% nationally. POWSCAR data available for Kinsale is based on slightly different geographical area to that of the CSO town profiles. This analysis highlights that 53.2% of the total employees enumerated reside in the study area and a similar percentage (66.6%) travel to their place of work within Greater Cork Ring DEAs. A total of 67.1% of all journeys to work were made by car. Green modes were very encouraging as walking levels within the study area registered 14.5% and cycling levels were 1.1% of the modal split reflective of the town's compact form.

Tourism

1.1.18 Kinsale's historic and attractive townscape and maritime offer is the foundations of the town's tourism market. The County Development Plan 2014 states it is an objective to "protect and enhance the natural and built heritage assets" of the town to facilitate its development as a Principal Tourist Attraction. The historic and architectural significance of Kinsale's townscape together with its impressive building stock are currently protected in the Kinsale Development Plan 2009 by a large Architectural Conservation Area which covers the entire jurisdiction of the former Town Council and by the designation of a high number of protected structures, some of which are of National Importance.

1.1.19 The town's location along the Wild Atlantic Way aims to further expand its attractiveness to both the overseas and domestic holiday-market. In order to ensure Kinsale continues to optimize its niche tourism market, investment in key pieces of infrastructure is required. The Marine Leisure Infrastructure Strategy (2010 – 2020) identified facilities that need to be provided/ improved to increase the quality of the town's maritime environment and **those in the Environs of the Town** these form part of the plan's future development framework. Key items highlighted in the document include issues around access to slipways due to conflicts between traffic and parking trailers; marina capacity issues evident and inadequate space along the quaysides.

~~1.1.20 Within the medieval town centre there are clear capacity and road safety issues along the streets due to the narrow pavements and high volumes of pedestrian traffic which forces pedestrians onto the carriageway. The introduction of the Inner Relief Road, traffic restrictions on some street and the delivery of heritage led public realm strategy would create an enhanced visitor experience in the town.~~

1.1.21 The Plan has identified the need for improved bus set down and parking facilities within the town. A new bus parking area has been identified at Scilly. Car parking is an issue within the town especially during peak summer months. The Kinsale Transport Study recommended changes to the proposed car parking management and pricing structure to meet the predicted future demand of 1,006 spaces. It is clear that any future additional provision of spaces within the historic town will be constrained by the historic environment. As part of the future parking strategy for the town, Cork County Council will investigate options that will avoid impacts on the historic environment. In this context options will be investigated over the lifetime of the Plan to provide a park and ride facility on a suitable peripheral site during the summer months.

1.1.22 Policies to protect and promote the battlefield sites within and around the town are also targeted as a niche heritage and tourism product that can further add to the town's attractiveness as a cultural tourism destination.

1.1.23 In recent years, a series of annual events and festivals including the Kinsale Rugby Sevens, Kinsale Point to Point, Kinsale Arts Week, Kinsale Comedy festival, Kinsale Jazz fringe Festival and Kinsale Gourmet Festival have added significant revenue to the local tourist economy.

1.1.24 The planning strategy provides protection to key pieces of tourism infrastructure and recognizes additional facilities needed to help Kinsale maximize the tourism experience within the town. Short-term goals **include** ~~are~~ the delivery of the inner relief road, enhanced bus parking and set-down facilities and options to explore delivery of a park and ride facility during peak tourism season.

Town Centre and Retail Development Strategy

~~1.1.25 Kinsale is an important service and tourism centre in Bandon Kinsale Municipal District with a strong convenience retail base and a good range of comparison services, especially in the niche independent sector. Within the town centre there is still a good vertical mix of uses. Within a recent County wide survey of town~~

Bandon Kinsale MD Local Area Plan Review

centres, vacancy rates in Kinsale were amongst the lowest. The survey recorded 178 units within the defined retail core. The dominant use recorded was leisure services (53 units), reflecting the pre-dominant tourism function of the town. There was also a strong representation of comparison retail units (47 units) which is largely comprised of independent traders. There is a Farmer's Market held weekly at Market Quay and this adds to the vitality of the town centre shopping experience. Overall vacancy levels were low (10%) although there was evidence that certain units were operating on a seasonal basis, reflecting their reliance on the tourism sector.


1.1.26 The extent of the retail core has been defined. Currently the main convenience anchor stores are provided by Supervalu, Centra and Lidl which is located at the edge of the town centre, outside the defined retail core. The current Kinsale Town Plan 2009 differentiates between "established town centre" and "town centre expansion". In order to ensure a consistent zoning approach across the towns of the Municipal District, these zonings have been combined into a single "town centre" zone (KS T 01). Since the last Plan a site zoned TCE 1 in the Town Plan has been developed and includes a large Supervalu store, multi-storey car park, pharmacy and primary care facility on the upper levels.

1.1.27 The Plan's objective is to continue to protect the historic fabric of the town centre. It is acknowledged that there are limited opportunities to provide larger modern retail formats within the medieval core due to access and heritage constraints. In response to this some additional land has been included close to the new Supervalu complex under KS T 02. This site was previously zoned for a primary care facility which has been developed elsewhere and forms a natural "gateway" to the town. Future proposals on this site will need to create active frontages onto the street, deliver a high quality public realm and provide links to the town centre and adjacent residential areas. Some tightening to the town centre zoning at Long Quay has been undertaken in order to avoid expansion of premises into the steep cliffside which would create scarring.

1.1.28 Evidence suggests that there are low levels of vacancy within the town and so the expansion of the building stock can only be achieved by identifying brownfield/infill opportunity sites that can add to the mixed use character of the town. Locally derived urban design guidance is provided to ensure new development knits successfully into the urban grain. In order to protect and enhance the core retail area, it is essential that future retail development consolidates the core and strengthens the links between the core and town centre expansion area.

Regeneration Areas

1.1.29 The town centre strategy focuses on protecting the historic fabric of the town and identifying any regeneration land which can add to the building stock and capacity of the town to facilitate additional mixed use development. A waterside regeneration site has been identified and is detailed in Table 3.X.

Table 3.4 Regeneration Areas in Kinsale	
Map of Regeneration Areas	Number and Description
	<p>KS-RA-01: Pier Road/ Main Street The site is within the area zoned town centre (T 01) and is a high profile infill regeneration site along the Pier Road which can extend the building line of the existing perimeter block and create a high quality frontage overlooking the quayside. The design, form and massing need to reference the sites location in an Architectural Conservation Area where it is the policy to protect the special character. The Plan encourages a mixed-use approach to any future scheme including the provision of commercial ground floor uses. Residential uses on the upper floors should have separate own-door access.</p>

Urban Design Guidance

1.1.30 The retail environment within the town is distinctive and characterised by a colourful medieval townscape of winding, narrow streets and traditional shopfronts which are an intrinsic part of its character and associated designation as an Architectural Conservation Area. Specific urban design guidance is provided on a street by street

~~basis in Table 3.5 to ensure new development achieves a high standard of design and contributes positively to the historic environment. There is evidence that the quality and design of shopfronts within the historic town centre have deteriorated with some inappropriate use of fussy details and signage. Shopfront design will need to comply with relevant objectives in the County Development Plan 2014.~~

- 1.1.31 The waterside nodes of Summercove and Scilly are an intrinsic part of the Kinsale experience and so additional planning guidance is provided in this Plan to protect their unique character. These satellite nodes to Kinsale contain a more refined architectural heritage and some attractive townscape elements which need to be defined to help guide future development, infill proposals or modifications to existing buildings.

Zoning	Street Name	Street Guidance
KS-T-01	Lower O'Connell Street	To promote and encourage its renewal in a careful and sensitive manner and to protect the Medieval urban grain through refurbishment of existing buildings, promotion of innovative architecture and resisting large scale, single use development. Roof profiles should be consistent with the 35° to 55°, covered in blue/ grey slates and overhang the eaves. Window openings should follow the historic fenestration proportions, cills should be substantial and large expanses of undivided glass which is alien to the character of Kinsale should be avoided. Infill proposals will need to respect the narrow plot width of 6-10m (maximum) and retain the strong vertical emphasis in the streetscape provided by windows and chimneys. Materials of new buildings shall reflect the historic palette of natural stone and slate.
KS-T-01	Pearse Street/ Long Quay	This Georgian street is characterized by a greater mix of building types including some fine 19th century buildings. Building heights vary from 1-4 stories which enclose a wider street than found in the medieval core. Window openings should follow the historic fenestration proportions, cills should be substantial and large expanses of undivided glass which is alien to the character of Kinsale should be avoided. There has been some deterioration in the public realm of this historic street. New proposals within the street will need to include appropriate materials and detailing in street furniture such as steps, railings etc. to respect the historic character of the street.
Existing Built-up Area	Scilly and Summercove:	These areas are defined by attractive terraced housing with expansive coastal views. Within the fine grained cores of these villages, demolition of historic buildings which are an integral part of the character of the townscape will be resisted.

Community Facilities

- 1.1.32 Community facilities are located throughout the town including a garda station, fire station, a library and new playground. A new multi-purpose community facility has been constructed in the town. Kinsale Community Hospital is 40-bed nursing home located at the northern periphery of the town within a mature site. There are further nursing home facilities and retirement accommodation at Haven Bay Care Centre.
- 1.1.33 The town is served by a secondary school (Kinsale Community School) and three primary schools. A new school has recently been provided which has added to the capacity of primary school spaces in the town. Education facilities are distributed north and south of the town close to established residential areas. The County Development Plan 2014 does not identify a need for further facilities in the town. Gaelscoil Chionn tSáile is currently operating in a prefabricated building and is in need of a purpose-built unit. The site at Cappagh is zoned for educational use and allows for expansion at this facility.
- 1.1.34 Summercove National School is significantly constrained on its current site and accessed by a very narrow road network without adequate footpath connections. The Council will liaise with the Department of Education in order to find the best solution for Summercove National School. The option to provide a school in the Rocket House (O-04) close to Charles Fort has now been discontinued.

Bandon Kinsale MD Local Area Plan Review

- 1.1.35 The compact form and permeable nature of the town promotes walking and cycling. There are opportunities, however, to further improve links between residential areas and schools and through the implementation of traffic calming measures at key locations. POWSCAR figures illustrate that there are already high walking levels within the town as a “means of travel to work” and the plan wants to build on this positive walking culture and help encourage a greater proportion of green modes for school/ local shopping trips. This can help contribute to easing congestion at peak times and promote a healthier lifestyle for the population.

Open Space and Recreation Facilities

- ~~1.1.36~~ Public spaces can provide a variety of functions including active and passive recreation, visual amenity (i.e. important landscape views), providing space for nature, flood and stormwater relief, the protection of water quality and meeting important socio-economic needs (such as meeting places). Existing open space in Kinsale is made up of areas serving all of these functions but due to differing administrative responsibility in the past some areas may fail to “link up” or provide a coherent network for the residents or visitors of the town. ~~The aim of this Plan is to provide a fresh “joined up approach” to this policy area.~~
- ~~1.1.37~~ The town has a good supply of active and passive open space, including a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. A number of coastal walks have been developed around the harbour. The town has a number of small pocket parks and access to beaches nearby (The Dock) but lacks opportunities in which to sit and enjoy the scenic amenities of the area and interaction with the water. ~~The quaysides are currently dominated by car parking and some consideration needs to be given to providing a pedestrian dedicated boulevard/ boardwalk along the attractive seafront with opportunities to sit and enjoy the scenic views and marine activities.~~
- 1.1.38 The Plan carries forward Open Space objectives in ~~both the Town Plan and the current Local Area Plan. This includes proposals for a new Town Park, which needs to be the subject of a detailed design. There may be more than one location where this can be delivered. Lands which are zoned open space to protect the setting of the Carmelite Church also provide a possible location for a future park close to the town centre. Lands zoned O-04 has now removed the option to provide a primary school at Rocket House. The role of the Plan is to provide a joint strategy making the best use of existing recreation and green space network within the town, protecting the natural heritage assets of the town, improving access between spaces and protecting key recreation assets. Lands zoned “agriculture” is now included in the “open space” zoning regime because of the important visual contribution it makes to the town and its location in an important Battlefield camp zone.~~
- 1.1.39 The town is served by swimming pool facilities within some of the hotel complexes in the town. Kinsale Rural District Community Association Ltd (KRD) was formed in 2000 to create an integrated sports facility in the town at Cappagh opposite Kinsale Community School. The project is now complete and includes a community hall, sports hall, meeting rooms, dance studio, all weather outdoor pitches, running track and a 25 metre swimming pool.

Infrastructure

Movement and Public Realm

- 1.1.40 Kinsale’s tourism function attracts large numbers of visitors on a seasonal basis and this can increase overall volumes by 25% during peak summer months. Access to nearby beaches is also through the town and this combined with the town’s narrow medieval streetscape makes access and movement to and through the town difficult. Addressing traffic congestion is a key issue to retain the town’s competitive advantage as a tourist destination and as an attractive location for housing and business.
- ~~1.1.41~~ Many of the pavements within the retail core do not have adequate width to accommodate high volumes of pedestrian traffic and are of substandard width for a wheelchair or buggy. This forces pedestrians onto the road whereby conflicts can occur between road users. The Kinsale Traffic and Transportation Study and Active Town Strategy have both identified opportunities to enhance the town centre pedestrian environment including pedestrianisation of a number of streets, introduction of shared spaces, improving the cyclist environment and implementing traffic calming measures. There are also opportunities to provide a more pedestrian friendly environment along the Pier Road by the reallocation of parking from the waters edge in lieu of a dedicated walkway and cycleway. The Plan supports the preparation of a heritage led public realm strategy for the town which focuses on delivering an improved public realm within the retail core. Key issues which need to be addressed in the strategy include:

- 1.1.42 The Kinsale Transportation Study (2009) has made a series of short and long term recommendations to address movement issues within the town including a series town centre public realm enhancement measures, the provision of northern and western relief roads, traffic calming measures, improving pedestrian and cyclist accessibility, improving public transport facilities and parking. The current Local Area Plan included the northern element of the proposed relief road, however, the line of the western section of the route has yet to be finalized. The Western Relief is considered an important long-term objective and will be included in the future movement strategy for the town.
- 1.1.43 The Kinsale Transportation Plan identified a number of short, medium and long term measures which need to be implemented. **Issues relating to the town centre are beyond the scope of this Plan.** The following are considered to be crucial to the development of Kinsale, particularly the town centre itself and are capable of implementation in the short term;
- Construction of the Waterfront link road,
 - Junction measures,
 - Town centre traffic management changes,
 - Revised parking provision both on street and off street and improved parking management and
 - Localised improvement measures outside the town centre.
- 1.1.44 The implementation of these measures will help to improve the conditions for the operation of buses within the town and will deliver a safer pedestrian/ cyclist environment through targeted public realm upgrades.
- 1.1.45 The transportation plan also identifies improvements to the alignment to the R605-607 (part). The main proposals for the development of the wider road network providing access to Kinsale are as follows:
- Development of the Kinsale Northern Relief Road: This scheme would require an upgrade of the existing Northern Relief Route with some new construction to connect to the R605 Bandon Road. This road will significantly reduce through traffic in Kinsale Town Centre;
 - Supporting junction improvements: A number of new junctions and junction upgrades are required where the proposed infrastructure connects with existing roads and access points; and
 - Western Relief Road: This route would provide additional connectivity for the west of Kinsale Town from the R600 and further reduce through traffic issues in Kinsale. The Western Relief Road would be a new road, commencing at the R605 Bandon Road and travelling southwest to intersect with the Cappagh Road and the R606.
- 1.1.46 It should be noted that a final route option has not yet been identified for the western relief road and this is part of longer-term proposals to improve movement within and around the town. It is also proposed to upgrade the Farm Lane local road, which is also identified on the zoning map. This will require the upgrading of the existing road and the construction of a new section of road which will provide better access to the lands identified as the proposed town park.
- 1.1.47 Public transport to and from the town is provided by Bus Eireann, with the number 249 from Garrettstown to Cork City providing a service in excess of ten times a day Monday to Saturday, with a further five buses on Sunday. Due to the tight urban grain of Kinsale, bus parking and maneuvering is difficult and there is a need to improve bus facilities for both public and private operators within the town. Currently bus set-down and pick up arrangements on the Long Quay form part of the existing vehicular carriageway and so this interferes with traffic flows in the town. ~~A dedicated bus set-down area is required in the town centre to resolve this issue and options to resolve this include provision within the public car park at the waterfront including a possible link road or along the Long Quay as part of a traffic and public realm scheme.~~ Options to provide dedicated bus parking are limited in the town but there is space at Scilly to provide adequate turning areas and bus parking bays close to the town centre. A policy supporting these measures is included in the Plan.
- 1.1.48 Kinsale is also one of 6 towns within the county included in an Active Towns Strategy aimed at promoting walking and cycling within the town. As part of this strategy there are plans to develop a 30km "Green Route" between Kinsale and Cork City along the disused railway line and this would greatly add to the attractiveness of the town's tourism resources. Other proposals include improving access to schools for pedestrians and cyclists, improving the network of tourism trails and associated signage. In terms of walking and cycling, the historic streetscape in Kinsale is highly permeable for pedestrian movement creating a safe environment. The Plan carries forward a number of development objectives which seek to enhance the pedestrian and cycling environment of

- 1.1.49 In relation to car parking within the town centre, the Plan carries forward policy objectives to establish a network of car parks at strategic entry and central points in the town centre and also to encourage the use of underground car parking as part of major developments. The Plan will explore options to improve traffic management and accessibility in the town including the possibility of a park and ride facility to serve the town.

Marine Infrastructure

- 1.1.50 Kinsale Harbour is an integral part of the town's tourism and marine-based economy. The harbour functions as both a commercial port and marine leisure area for multiple water based activities. It is important that this mix of marine-related activity is maintained within the harbour as it contributes to the vitality of the town. The Marine Leisure Infrastructure Strategy (2010-2020) for South Cork identifies a number of opportunities to improve Marine Infrastructure within the Harbour. This includes options to extend or consolidate the existing marina provision within the harbour and to provide a marine park at Duggan's Bridge. The Strategy also highlighted the limited quayside space and poor access to slipways due to conflicts with traffic & parking. The Plan supports the enhancement of marine infrastructure facilities within the harbor for both the commercial fishing and marine leisure sector.

Waste Water Infrastructure

- 1.1.51 Wastewater in Kinsale is conveyed via a largely combined sewer system to the Kinsale Waste Water Treatment Plant (capacity 3800 p.e.). Extensions of some sewers are required in order to accommodate proposed growth in Kinsale. Kinsale WWTP has adequate spare capacity to accommodate proposed development in Kinsale.

Water Supply

- 1.1.52 Kinsale receives its drinking water from the Inishannon WS which is sourced from the Bandon River at Inishannon. At present the Inishannon WS has limited spare capacity and there is an issue concerning the availability of adequate reservoir storage. Upgrading of water supply is required and provision of adequate reservoir storage is required. Within Kinsale extensions of watermains will be required.
- 1.1.53 A new reservoir in Kinsale may be required in order to provide adequate storage and also adequate pressures for high areas. At present there is no Irish Water Scheme to upgrade Inishannon WS Drinking water is supplied from two different sources. Additional reservoir storage and a general upgrading of the scheme are required. Water supply improvements are required to service land that is currently zoned for development.

Surface Water

- 1.1.54 Parts of Kinsale are served by a combined sewer which has been upgraded recently.

Flooding

- 1.1.55 The surface water drainage networks within Kinsale Town generally perform adequately, however some areas in the lower portions of the town have experienced flooding such as The Long Quay and the Glen area due to excessive rainfall coupled with a high tide. Cork County Council recently commenced works on the Kinsale Main Drainage scheme to alleviate flooding problems in vulnerable locations. This drainage network comprises of several separate systems and will discharge at a number of locations including Scilly Dam, Pier Road and Denis' Quay.
- 1.1.56 Areas of the town at risk of coastal flooding are outlined in the zoning maps.

Environment and Heritage

Built Heritage and Archaeology

- 1.1.57 Kinsale town is characterised by a combination of medieval buildings and a number of 19th and 20th century developments including some minor infill developments on the hill side. One of the main characteristics of the built environment of the town is its narrow streetscape of compact and dense development. Its unique heritage and success as a tourist destination has seen it formally recognised by Fáilte Ireland as a Heritage Theme Town. The landscape setting of the town is designated as “High Value Landscape” in the County Development Plan 2014 and a number of the coastal routes are designated for the scenic amenity value (S62 and S61).
- ~~1.1.58 The Register of Protected Structures in Kinsale Town Plan currently comprises 50 no. entries including a number of buildings which are of national importance. Since the completion of the last Town Plan the National Inventory of Architectural Heritage (NIAH) has been compiled for the town and includes 174 entries. The RPS will require updating to include additional buildings and structures deemed of important architectural value. Kinsale Town Council identified an Architectural Conservation Area (ACA) which was designated following research and a full architectural appraisal. This area is partly characterised by its hard landscaping including elements such as stone paving, stone steps, cobbles, tiling, graveled or paved avenues, planting boxes and kerfs kerbs.~~
- ~~1.1.59 Kinsale’s historic past has left a legacy of archaeological material within the town and harbour. Kinsale evolved as a walled town during Norman times and is now subject to new legislation relating to Town Defenses. The Policy declaration states “The known and expected circuits of the defenses (both upstanding and buried, whether of stone or embankment construction) and associated features of all town defenses are to be considered a single national monument and treated as a unit for policy and management purposes. There should be a presumption in favour of preservation in situ of archaeological remains and preservation of their character, setting and amenity”. This will inform policy frameworks for future development in Kinsale and will be addressed as part of the plan-making process.~~
- 1.1.60 There is a zone of archaeological potential associated with the Medieval Walled Town and a significant number of Scheduled Monuments (including National Monuments) within the town which is protected under the National Monuments Act. Underwater archaeology is also an important consideration due to the Kinsale’s often turbulent history as a port town. The Shipwreck Inventory of Ireland for Cork lists a high volume of shipwrecks for the harbor area and all wrecks over 100 years old are protected under 1987 National Monuments Amendment legislation.

The Battlefield Sites

- 1.1.61 The County Development Plan 2014 has now given recognition to Battlefield sites throughout the County. The Battle of Kinsale was a seminal event in Irish history. It marked the end of the old Gaelic order and the subsequent plantation of Ulster altered the social and political landscape of Ireland to this day. The Plan seeks to protect and promote this important historic asset which can further add to the attractiveness of the town as a tourism destination.
- 1.1.62 Cork County Council commissioned a report on the battlefield site entitled “The Siege and Battle of Kinsale (1601) Archaeology, Conservation and Tourism Potential” completed in 2013. The Battlefield is a unique resource with complex archaeological, artifact and landscape components which are fragile and vulnerable to the impacts of change. The Report recommends the preparation of historic landscape characterization assessment to define the key landscape features of the site and to avoid potential physical impact but also cumulative impacts on the Battlefield site. The Report also identifies a large zone of archaeological potential associated with the Battlefield which reflects the fact that the siege and battles were fluid and complex events. Planning applications within this zone will be referred to the County Archaeologist for assessment. The Plan includes an objective to prepare a Historic Landscape Characterisation Study in order to avoid further deterioration of the siege landscape and to develop this asset as a cultural tourism product within the town.

Natural Heritage

- 1.1.63 Kinsale’s coastline has produced a variety of important areas of biodiversity value. The most significant of these is James Fort which juts into Kinsale Harbour and is designated as a proposed Natural Heritage Area (Site Code pNHA 1060). The designated site includes the diamond-shaped enclosure and the slopes which fall to the sea on the north and east sides of the fortress. The site is floristically rich with a good number of less common plants including a species-rich meadow of ecological interest.

1.1.64 The following general objectives shall apply to all development within the development boundary of Kinsale.

Local Area Plan Objective General Objectives for Kinsale	
Objective No.	
KS-GO-01	Plan for development to enable Kinsale to achieve its target population of 4,519 persons.
KS-GO-02	Retain the 'green fingers' of land separating the villages of Scilly and Summercove free from development as these are integral to the landscape setting of the town.
KS-GO-03	Implement the recommendations contained in the Kinsale Transportation Study including the Northern Relief Road as a short-medium term measure and the Western Relief Road as a longer term measure to improve movement within and around the town.
KS-GO-04	Water infrastructure upgrades are required to meet the planned population growth.
KS-GO-05	Protect the heritage assets of the town including the Battlefield Sites, maritime heritage and its attractive townscape features including its roofscape, urban morphology, fenestration details, slate-hung facades and street furniture.
KS-GO-06	Support the preparation of a Historic Landscape Characterisation Study of the siege and battlefield zone of archaeological potential associated with the Battle of Kinsale 1601 to avoid further deterioration of the battlefield landscape and to develop the area as a cultural tourism attraction.
KS-GO-07	Support the enhancement of walking and cycling facilities in the town including the delivery of the Cork Kinsale Greenway.
KS-GO-08	Support the preparation of a heritage led public realm strategy for Kinsale which focuses on creating an enhanced pedestrian environment within the historic core; a new Waterfront Amenity Zone and improved linkages between the town centre and the waterfront.
KS-GO-09	Support the expansion and improvement of marine infrastructure within the town which are compatible with the commercial and leisure functions within the harbour and maintain or enhance public access to the water.

1.1.65 The following specific objectives shall apply within the development boundary of Kinsale.

Local Area Plan Objective		
Specific Development Objectives for Kinsale		
* Flood Risk Obj. IN-01 applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
KS-R-01	Medium B Residential Development. The development of this site shall be carried out on a phased basis and will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Stud. Local water storage within the northern most extremity of the site will be a requirement in developing these lands. Development should include pedestrian and cycleway linkages to the KS-R-02 site to the south.	18.5
KS-R-02	Medium B Residential Development. Development should include pedestrian and cycleway linkages to the KS-R-01 site to the north.	5.5
KS-R-03	Medium B Residential Development.	8.7
KS-R-04	Medium B Residential Development. The proposed layout will need to consider provision of pedestrian and cycleway linkages to the sports development at Cappagh and the Gaelscoil Cionn tSaile.	10.7
KS-R-05	Medium B Residential Development.	0.9
KS-R-06	Medium B Residential Development. Proposals to include a comprehensive landscaping scheme.	1.05
KS-R-07	Medium B Residential Development. Proposals to include a comprehensive landscaping scheme.	0.6
KS-R-08	Medium B Residential Development. Proposals to include a comprehensive landscaping scheme.	1.6
KS-R-09	Medium B Residential Development. Proposals to include a comprehensive landscaping scheme.	0.86
KS-R-10	Medium B Residential Development.	0.20
Industry		
KS-I-01	Industry. Industrial estate development suitable for general industry including warehousing and distribution. Development of this site should include road improvement works as set out in the Kinsale Transportation	3.4

Local Area Plan Objective		
Specific Development Objectives for Kinsale		
* Flood Risk Obj. IN-01 applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	Plan.	
KS-I-02	Industry. Maintain the established industrial uses on this site.	2.3
Business		
KS-B-01	Business Development. Office units and / or retail warehousing are considered appropriate. Development of this site should include road improvement works along the western boundary of the site.	6.7
KS-B-02	Business Development. Office units and / or retail warehousing are considered appropriate. Any further development of this site should be compatible with the existing uses and access should be available from the existing entrance or from a new entrance onto an upgraded Farm Lane.	4.6
KS-B-03	Business Development. Proposals may accommodate expansion of existing adjoining use on KS-I-02. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road.	1.3
KS-B-04	Business Development. Access shall not be from the R-600. A detailed landscaping scheme shall be submitted with any proposals for development on the site.	6.5
Town Centre		
KS-T-01	Town Centre.*	
KS-T-02	Town Centre. Lands to facilitate the expansion of the town centre. Proposals need to relate positively to the street, creating active frontages and avoiding blank facades. Development needs to create a high quality public realm, appropriate landscaping to reflect the "gateway" nature of this site marking the arrival/ departure to/from the town.	
Community		
KS-C-01	Community Use. Provision for the extension of facilities for Kinsale Community Hospital.	1.2
KS-C-02	Community Use. Provision for extension to existing primary school and provision of a childcare facility.	1.2
KS-C-03	Waste water treatment plant. *	2.4
Utilities		

Local Area Plan Objective		
Specific Development Objectives for Kinsale		
* Flood Risk Obj. IN-01 applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
KS-U-01	Northern Relief Road to include online improvements, junction improvements and the construction of new sections of road from Pewter Hole Cross to Commoge.	
KS-U-02	Farm Lane road improvements. This will require the upgrading of the existing road and the construction of a new section of road to the proposed town park.	
KS-U-03	Pedestrian walkway through residential neighbourhood connecting to the town on the north and the foreshore on the south.	
Open Space, Sports, Recreation and Amenity		
KS-O-01	Open Space. Active open space and amenity area.	5.0
KS-O-02	Open Space. These lands form part of the scenic amenities of the area and are an important marsh which supports wildlife habitats. There is a presumption against development.*	13.1
KS-O-03	Open Space. There is a general presumption against new development in the area as these elevated lands make a significant and significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale.	19.1
KS-O-04	Open Space. This prominent site is an important part of the scenic and historical setting of Charles Fort.	1.6
KS-O-05	Open Space and Amenity Area including protection of the historic Charles Fort and its setting. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its' amenities.	13.6
KS-O-06	Open Space. Passive Open Space. This prominent site makes a significant contribution to the setting of the town.	1.7
KS-O-07	Open Space. Active open space to include the provision of a new landscaped Town Park, car parking. The design shall maximise links to adjacent residential areas and the town centre.	5.7
KS-O-08	Open Space. Passive Open Space. This is an important linear green feature makes a significant contribution to the setting of the town.	0.96
KS-O-09	Open space. Lands to preserve the setting of the Carmelite Church with option to provide public amenity park on site.	
KS-O-10	Open space. This prominent site makes a significant contribution to the setting of the town.	3.7

Local Area Plan Objective		
Specific Development Objectives for Kinsale		
* Flood Risk Obj. IN-01 applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
KS-O-11	Open space. Passive Open Space. This prominent site makes a contribution to the setting of the town.	1.0

Appendix B3 Chief Executive's Recommended Amendments to the Draft Bandon Kinsale Municipal District Local Area Plan

Insert text after Section 1, paragraph 1.7.34, page 19:

Active Land Management

In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:

Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.

The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state
- Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors
- Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

Bandon Kinsale MD Local Area Plan Review

1. **Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.**
2. **Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.**
3. **Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.**

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

4. **Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.**

Appendix B4

Amendment No. BK.02.03.01

Insert revised Table 2.2 and text as follows as follows;

The population growth target will require the provision of 3,498 new housing units, with at least 1,699 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of ~~1,758~~ **1,418** units is also planned for the villages.

Housing Requirement					Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned (ha)	Estimated Housing Yield
Bandon	6,640	7,765	892	45	91.84 81.94	1,766 1,732
Kinsale	4,893	5,722	714	36	39.8 37.6*	856 834
Carrigaline (South)	4,858	5,876	See Carrigaline (North)			
Main Towns	16,391	19,363	1,606	80	131.64 119.54	2,622 2,566
Villages	8,320	10,846	1,642	--	--	1,428
Rural	17,743	15,795	250	--	--	--
Total Villages and Rural	26,063	26,641	1,892	--	--	1,418
Total Municipal District	42,454	46,004	3,498	80	131.64 119.54	4,040 3,884

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is ~~51.3Ha~~ **39.54Ha**
***Includes 1.1ha of residentially zoned land from the Kinsale Town Development Plan 2009**

During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.

The core strategy requires the village network to accommodate 1,642 units the current appropriate scale of development would allow 1,428 units. However an analysis of water services infrastructure would indicate that only 448 units could be accommodated. Therefore the balance of 1,184 (214 plus 970) additional units will have to be accommodated in the 2 Main Towns of Bandon and Kinsale.

The scale of growth for the individual settlements of the Municipal District as provided for in this

An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver ~~927~~ **448** housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.

Note: This change refers to the text of the draft plan only.

Appendix C List of submissions by interested parties in the Bandon Kinsale Municipal District

Name of Interested Party	Unique Reference No	Settlement Name
Aidan Lombard	DLAP16-16-11879243	Bandon Kinsale MD
Andre O'Mahony	DLAP16-16-12098263	Riverstick
Andrew Ashford and Marian O'Leary	DLAP16-16-12019274	Kinsale
Anna Aherne	DLAP16-16-11562884	Countywide
Anna Aherne	DLAP16-16-11562884	Countywide
Annabelle & Gary Abbott	DLAP16-16-12096217	Bandon
Aoife Carlin	DLAP16-16-11874556	Bandon Kinsale MD
Blake Walsh	DLAP16-16-11588068	Carrigaline
Carrigaline Rugby Football Club	DLAP16-16-11514681	Carrigaline
Castle Rock Homes	DLAP16-16-10631223	Inishannon
Castlevue and Meadowview Residents Assoc	DLAP16-16-12098097	Kilbrittain
Catherine FitzMaurice	DLAP16-16-11560030	Bandon
Charles Cosgrave	DLAP16-16-11869208	Crosshaven & Bays
Cian Heffernan	DLAP16-16-12602029	Carrigaline
Cirona Limited	DLAP16-16-11582896	Kinsale
Clayton Love	DLAP16-16-12020285	Crosshaven & Bays
Compass Homes Ltd	DLAP16-16-12025501	Inishannon
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Cork Chamber	DLAP16-16-11879766	Countywide
Cork Chamber	DLAP16-16-11879766	Countywide
Cork City Council	DLAP16-16-12631298	Countywide
Cork Cycling Campaign	DLAP16-16-11797958	Bandon Kinsale MD
Cork Education & Training Board	DLAP16-16-11592327	Countywide
Cork Environmental Forum	DLAP16-16-11882060	Countywide
Cork Nature Network	DLAP16-16-11791186	Bandon Kinsale MD
County Nature Trust	DLAP16-16-11517340	Crosshaven & Bays
Crosshaven Community Association	DLAP16-16-11861815	Crosshaven & Bays
David Good, Sandycove, Co. Cork	DLAP16-16-11801250	Sandycove
David Kearney	DLAP16-16-12020465	Brownsmills
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	DLAP16-16-11865670	Countywide
Department of Education & Skills	DLAP16-16-11881448	Countywide
Ditchley Group	DLAP16-16-11701558	Belgooly
Donal & Maureen Crowley	DLAP16-16-11531532	Aghyohil
Doyle Shipping Group	DLAP16-16-11810331	Crosshaven & Bays
Dr. Anthony and Mareeta Calnan	DLAP16-16-11588166	Bandon
Eleanor O'Meara	DLAP16-16-11802665	Crosshaven & Bays
Environmental Protection Agency	DLAP16-16-11591435	Countywide
Eoin Gleeson	DLAP16-16-10945664	Countywide
Estuary Primary Healthcare Ltd., Estuary Business Park, Kilnaglery, Carrigaline, Co. Cork	DLAP16-16-11803714	Carrigaline
Finbarr Galvin Ltd	DLAP16-16-12019508	Oldchapel
Finbarr Galvin Ltd	DLAP16-16-12019832	Oldchapel
Fiona O'Meara	DLAP16-16-11804539	Crosshaven & Bays
Fiona Scannell	DLAP16-16-11787718	Crosshaven & Bays
Fiona Scannell	DLAP16-16-11847345	Crosshaven & Bays
Gas Networks Ireland	DLAP16-16-11881850	Countywide
Geoffrey Roberts and Celia Weston	DLAP16-16-12096663	Kilbrittain

Name of Interested Party	Unique Reference No	Settlement Name
GERARD SCANNELL	DLAP16-16-11763522	Crosshaven & Bays
Gerry Cotter	DLAP16-16-12209834	Carrigaline
Health and Safety Authority	DLAP16-16-10800942	Countywide
Helen Lusher	DLAP16-16-12028077	Kilmacsimon Quay
I & G Stores Limited	DLAP16-16-11868044	Kinsale
Irish Georgian Society	DLAP16-16-11871087	Bandon
Irish Province of the Order of Carmelites	DLAP16-16-11848085	Kinsale
Irish Water	DLAP16-16-11847067	Countywide
Jack Leonard	DLAP16-16-11509998	Crosshaven & Bays
Jack O'Meara	DLAP16-16-11803870	Crosshaven & Bays
Jennifer Sleeman	DLAP16-16-11561170	Countywide
Jerry Mehigan	DLAP16-16-11872009	Bandon
JJ Hurley	DLAP16-16-11881825	Belgooly
JJ Hurley	DLAP16-16-11882158	Belgooly
John Cronin owner of The Overdraught Pub and Restaurant	DLAP16-16-11852390	Minane Bridge
John Murphy and Peter Murphy	DLAP16-16-12604699	Carrigaline
John O'Connell	DLAP16-16-11864900	Bandon
John Thuillier	DLAP16-16-12089781	Kinsale
Juliet Fishbourne	DLAP16-16-12097070	Crosshaven & Bays
K Dawson	DLAP16-16-11769006	Countywide
Kate Scannell	DLAP16-16-11765562	Crosshaven & Bays
Katie O'Meara	DLAP16-16-11804203	Crosshaven & Bays
Kevin and Mary Goggin	DLAP16-16-12027490	Kinsale
Kilbrittain Community Association	DLAP16-16-11864983	Kilbrittain
Kinsale Community Youth Cafe and Kinsale Men's Shed	DLAP16-16-11864257	Kinsale
Kinsale Heritage Town Walks	DLAP16-16-11879935	Kinsale
Kinsale History Society	DLAP16-16-11879579	Kinsale
Lidl Ireland GmbH	DLAP16-16-11608023	Carrigaline
Macdonald Hotel & Spa	DLAP16-16-11699716	Kinsale
Malcolm Hall	DLAP16-16-10799683	Kinsale
Margaret Mullins & Katherine Collins	DLAP16-16-11804049	Crosshaven & Bays
Mark O' Sullivan	DLAP16-16-11447368	Garretstown/ Garrylucas
Mark O'Sullivan	DLAP16-16-11447368	Bandon Kinsale Municipal
Martin Rouse, Kathy Foulds, Margaret Mullins and Katherine Collins	DLAP16-16-11800556	Crosshaven & Bays
Mary Lynch	DLAP16-16-12089090	Kilbrittain
Mary-Rose O'Donovan	DLAP16-16-11856326	Dunderrow
Meitheal Mara Teoranta	DLAP16-16-11878917	Countywide
Mel Bendon	DLAP16-16-11845007	Kinsale
Michael Fitzgerald	DLAP16-16-11879439	Crosshaven & Bays
Michael Foster	DLAP16-16-11842690	Crosshaven & Bays
Michael Kidney	DLAP16-16-12085850	Crosshaven & Bays
Michael Silke and Kevin Silke	DLAP16-16-11874380	Carrigaline
Michael Silke and Kevin Silke	DLAP16-16-11874805	Carrigaline
Micheal and Declan O'Sullivan	DLAP16-16-12018569	Kinsale
Minister for Housing, Planning, Community and Local Government	DLAP16-16-11876775	Countywide
Mr Donal Lordan	DLAP16-16-11880092	Garretstown/ Garrylucas
Mr Donal Lordan - Garrylucas	DLAP16-16-11877607	Garretstown/ Garrylucas
National Transport Agency	DLAP16-16-11877709	Countywide
Nora Lawton	DLAP16-16-12020033	Garretstown/ Garrylucas
Office of Public Works	DLAP16-16-11866198	Countywide
O'Flynn Construction	DLAP16-16-11874474	Countywide

Bandon-Kinsale MD Local Area Plan Review

Name of Interested Party	Unique Reference No	Settlement Name
Oliver Cahill	DLAP16-16-10205215	Kinsale
Patricia Northridge	DLAP16-16-12089602	Kilbrittain
Paul Carter	DLAP16-16-12019030	Bandon
Paul Montgomery	DLAP16-16-12026268	Garretstown/ Garrylucas
Peter Gray	DLAP16-16-11852650	Kinsale
Peter Gray	DLAP16-16-11881071	Kinsale
Phil Bernard-Carter	DLAP16-16-11777490	Bandon
PJ Hegarty	DLAP16-16-11706994	Gaggin
R Fishbourne	DLAP16-16-12097832	Crosshaven & Bays
Rodney Daunt	DLAP16-16-12221792	Crosshaven & Bays
Royal Cork Yacht Club	DLAP16-16-12202478	Crosshaven & Bays
Sáile Sports and Community Centre	DLAP16-16-10730378	Kinsale
Sean O'Brien	DLAP16-16-11852385	Crosshaven & Bays
Shipton Group	DLAP16-16-12603121	Carrigaline
Simon & Pam Skinner	DLAP16-16-12096018	Kilbrittain
South and East Cork Area Development Partnership CLG	DLAP16-16-11867531	Countywide
St. Catherine's Cultural Centre	DLAP16-16-11317723	Kinsale
Stephen O'Meara	DLAP16-16-11803057	Crosshaven & Bays
Submission from the Southern Regional Assembly	DLAP16-16-11589178	Countywide
Summercove National School and Donal O'Leary	DLAP16-16-11879007	Kinsale
T. J. Crowley	DLAP16-16-11872736	Old Chapel
Ted Hallissey, Myrtle House, Old Cork Road, Bandon, Co. Cork.	DLAP16-16-11851692	Bandon
The Atlantic View Residents Association (AVRA)	DLAP16-16-12117767	Crosshaven & Bays
The Horgan Family	DLAP16-16-10802015	Bandon
The Planning Partnership	DLAP16-16-11607427	Bandon
Thecla Cronin & Mary Sheehan	DLAP16-16-11875183	Crosshaven & Bays
Thomas McCarthy	DLAP16-16-11863597	Bandon
Tracton Community Council	DLAP16-16-11868839	Bandon Kinsale MD
Tracy Canny	DLAP16-16-11776219	Crosshaven & Bays
Transition Town Kinsale	DLAP16-16-11861957	Kinsale
Transport & Mobility Forum	DLAP16-16-11876170	Countywide
Transport Infrastructure Ireland	DLAP16-16-12177281	Countywide
Vincent Hickey	DLAP16-16-12089360	Kilbrittain
Vincent O'Shea	DLAP16-16-11782558	Crosshaven & Bays

Appendix D MAPS

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

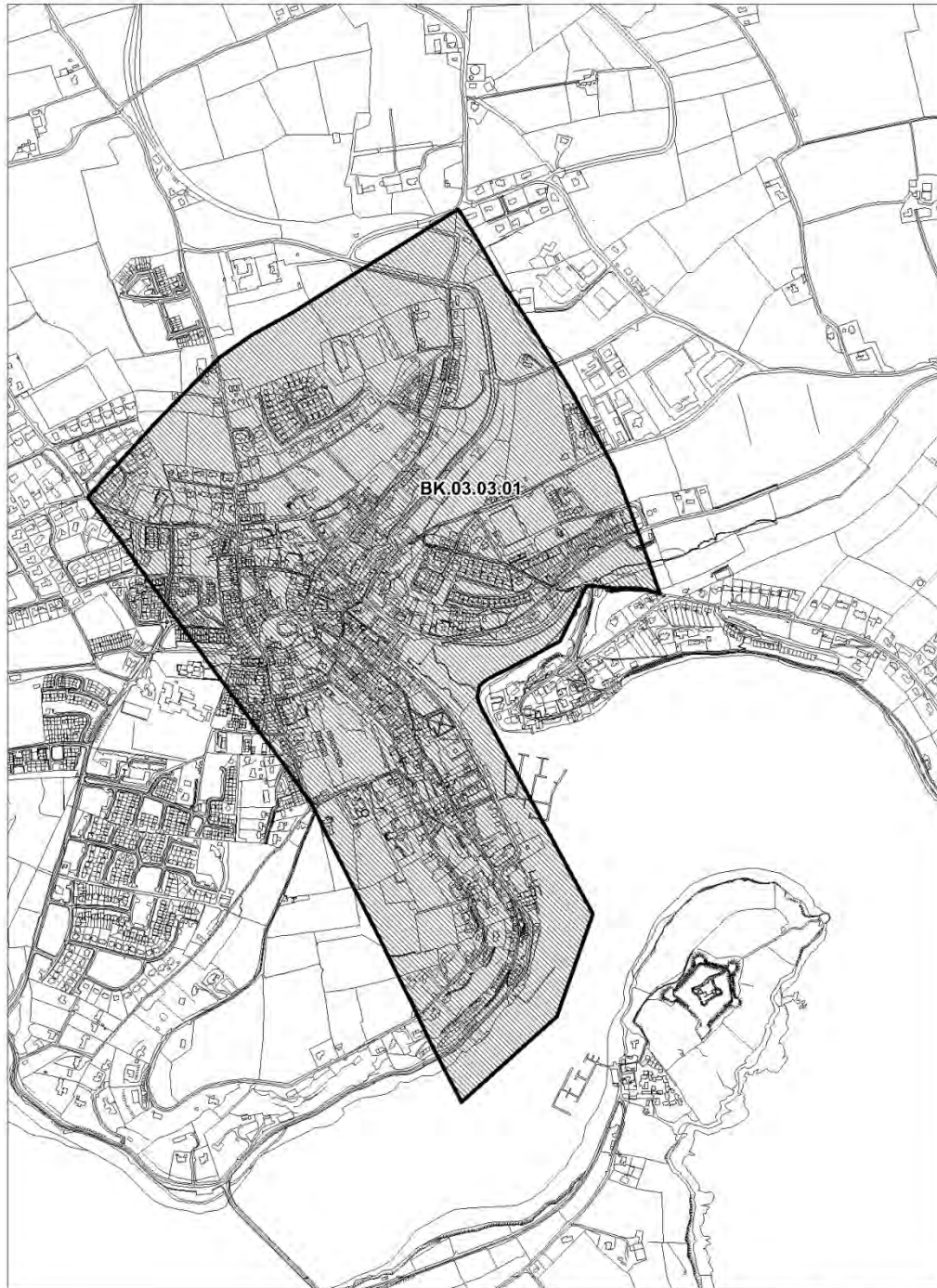
Bandon



Amendment Ref: BK.03.02.01

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

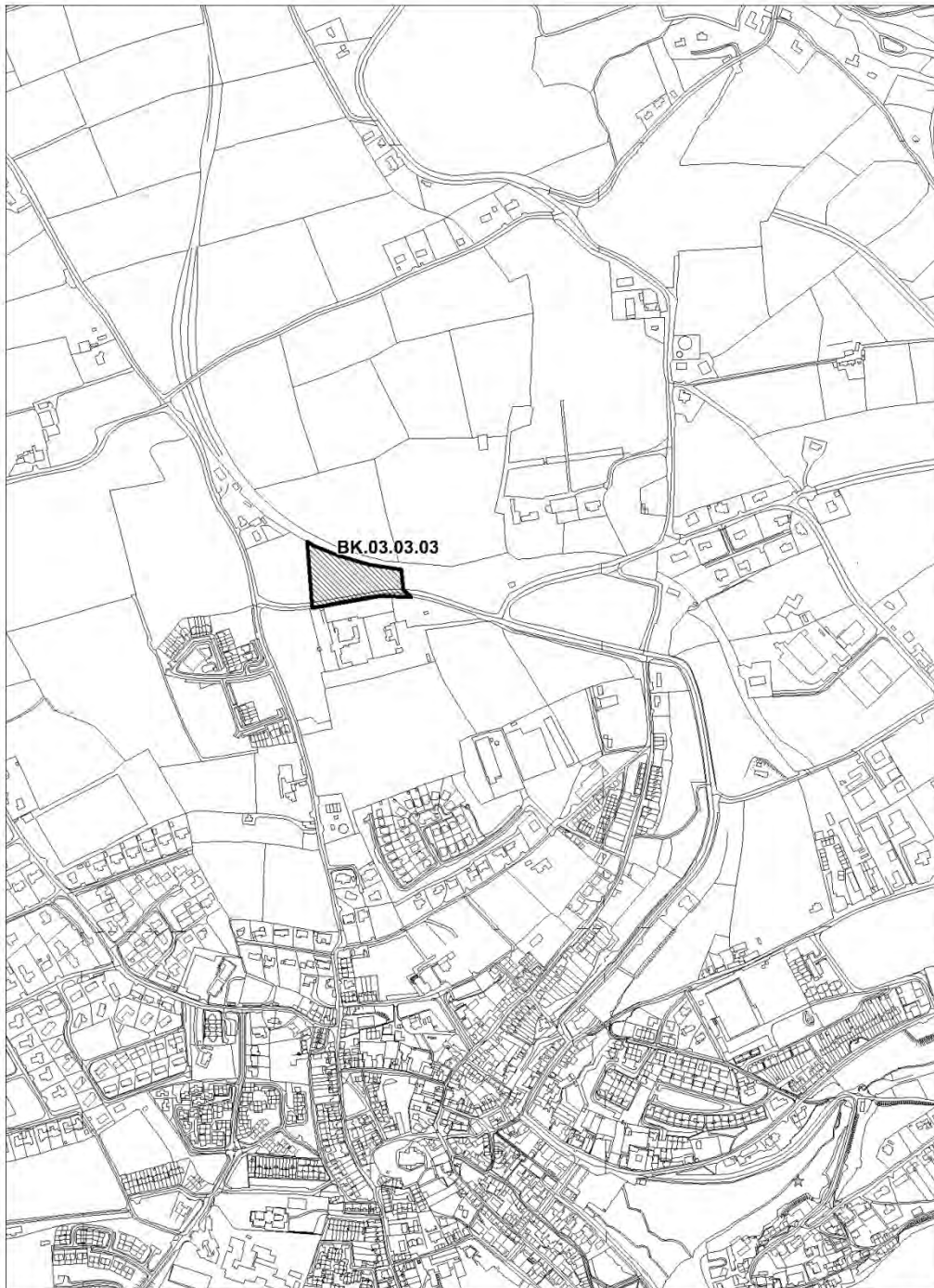
Kinsale



Amendment Ref: BK.03.03.01

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

Kinsale



Amendment Ref: BK.03.03.03

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

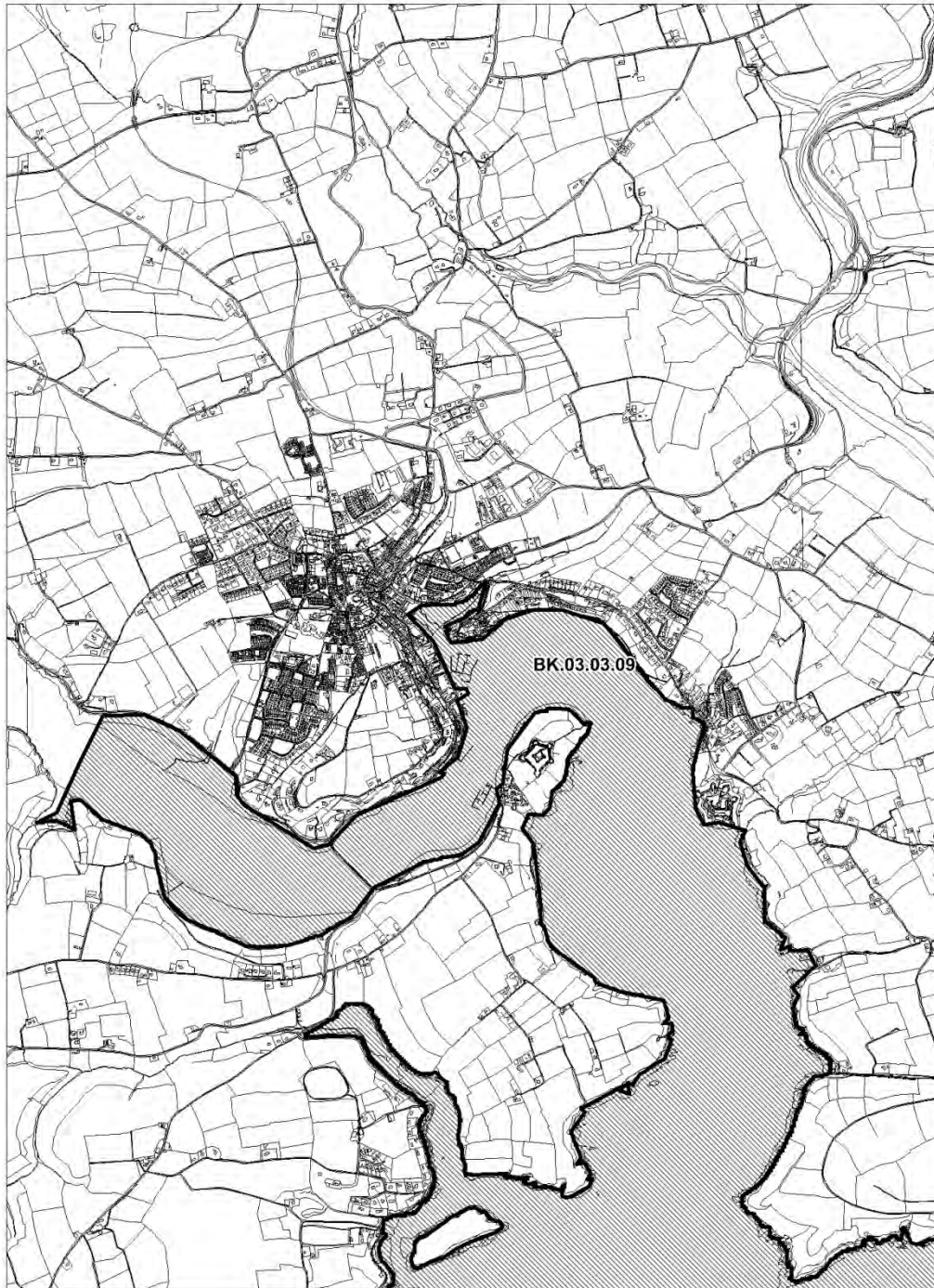
Kinsale



Amendment Ref: BK.03.03.08

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

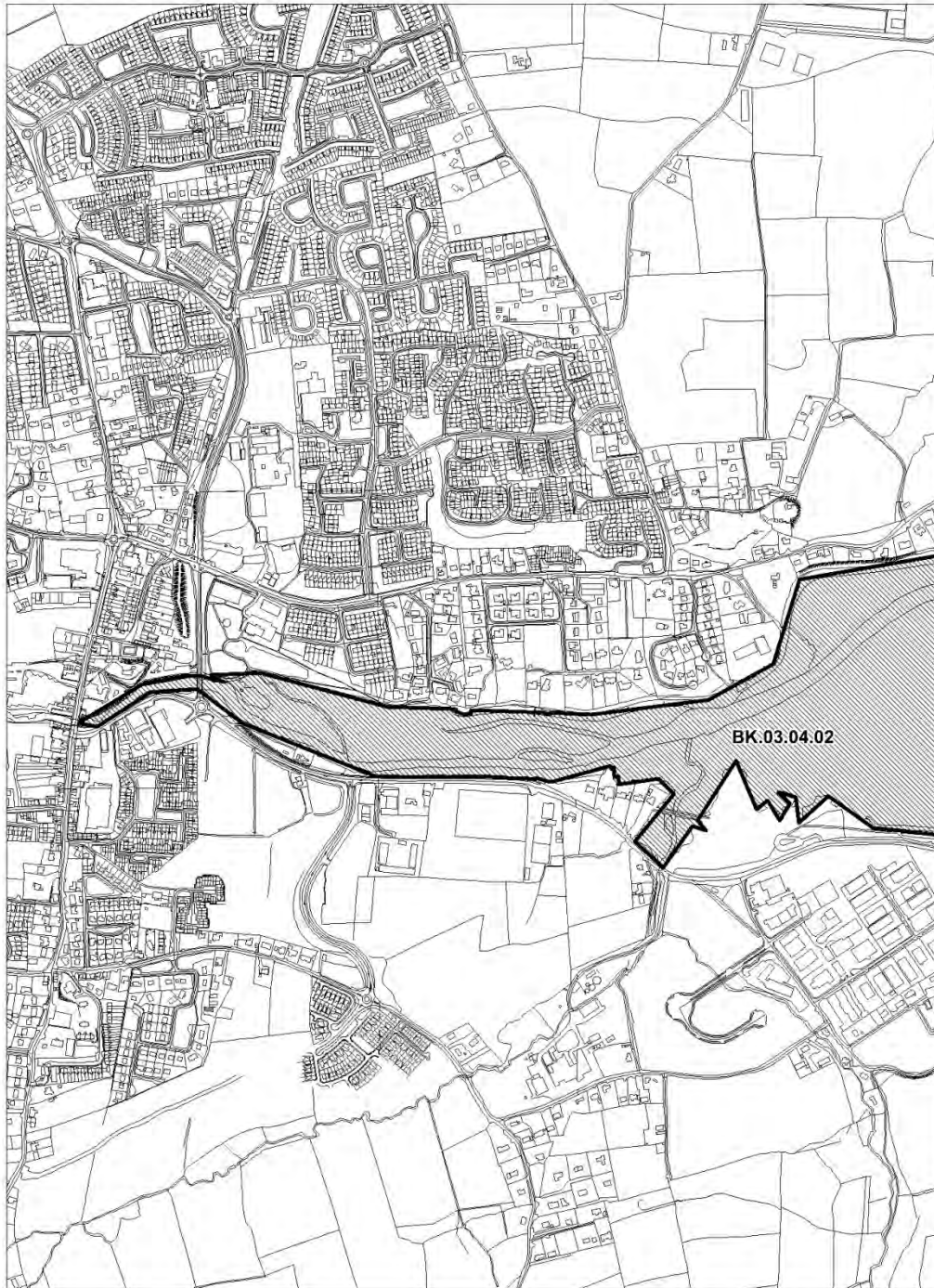
Kinsale



Amendment Ref: BK.03.03.09

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

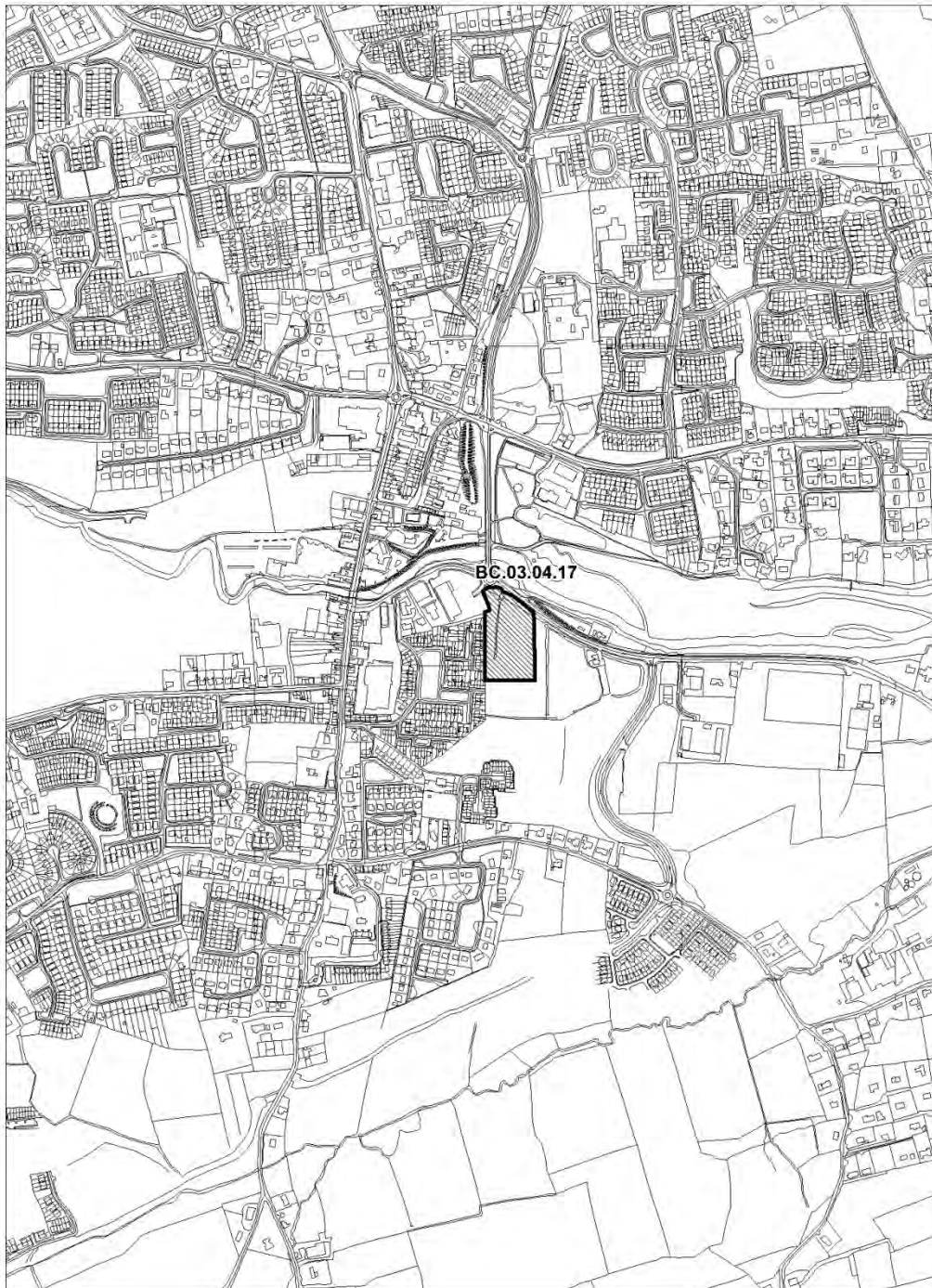
Carrigaline



Amendment Ref: BK.03.04.02

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

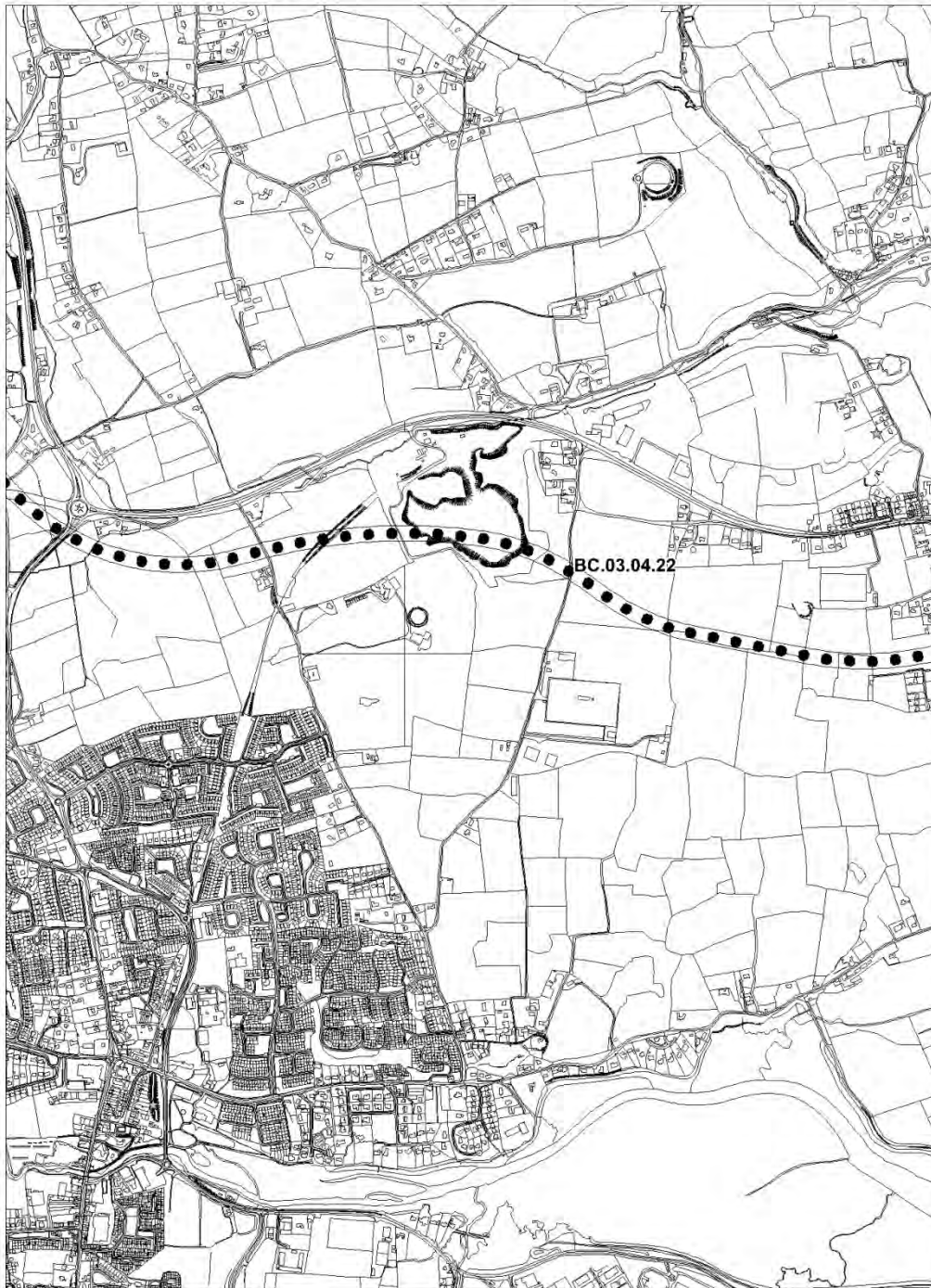
Carrigaline



Amendment Ref:BC.03.04.17

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

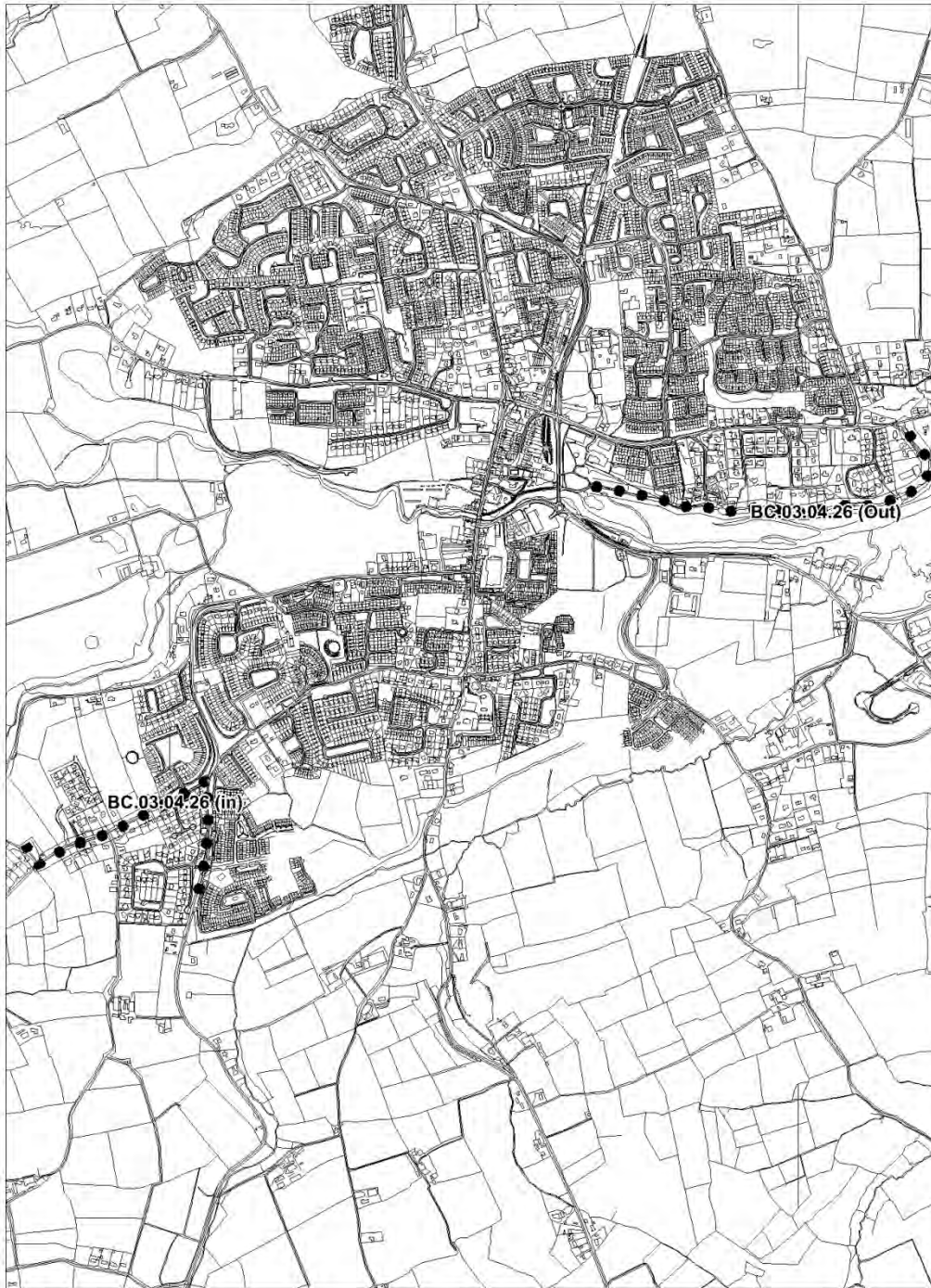
Carrigaline



Amendment Ref:BC.03.04.22

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

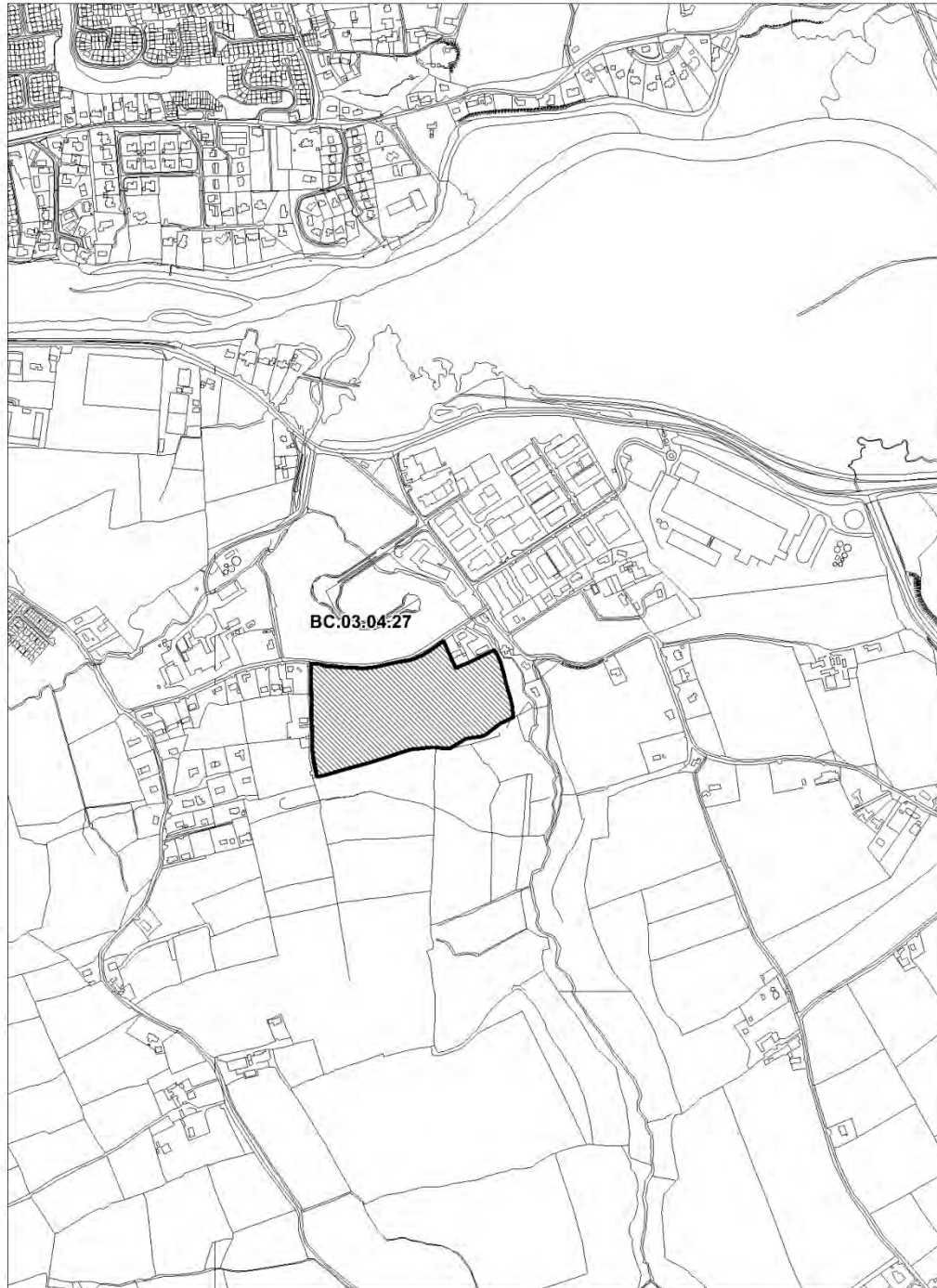
Carrigaline



Amendment Ref:BC.03.04.26

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

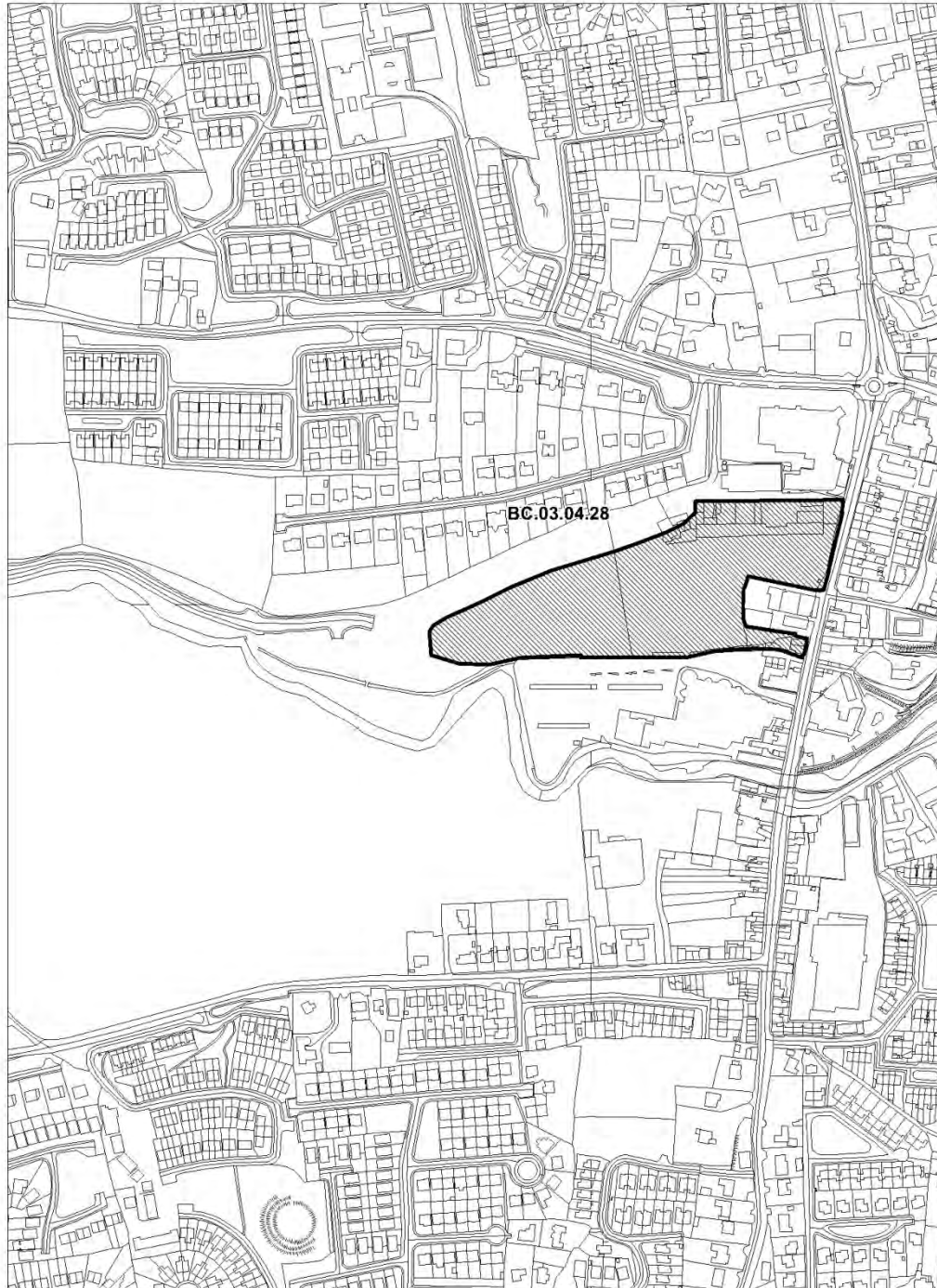
Carrigaline



Amendment Ref:BC.03.04.27

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

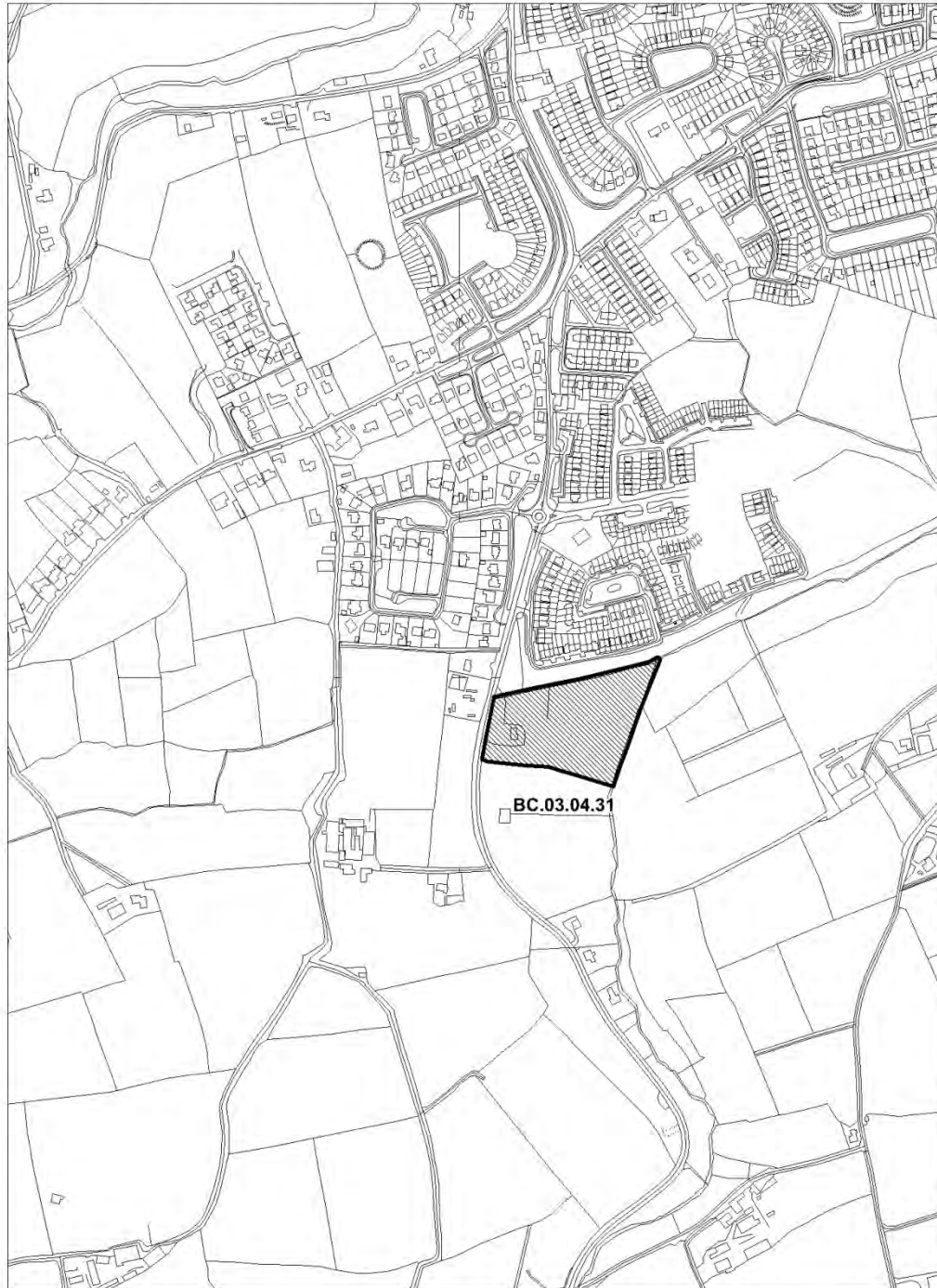
Carrigaline



Amendment Ref:BC.03.04.28

**Ballincollig Carrigaline Municipal District Local Area Plan
Public Consultation Draft**

Carrigaline



Amendment Ref:BC.03.04.31

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

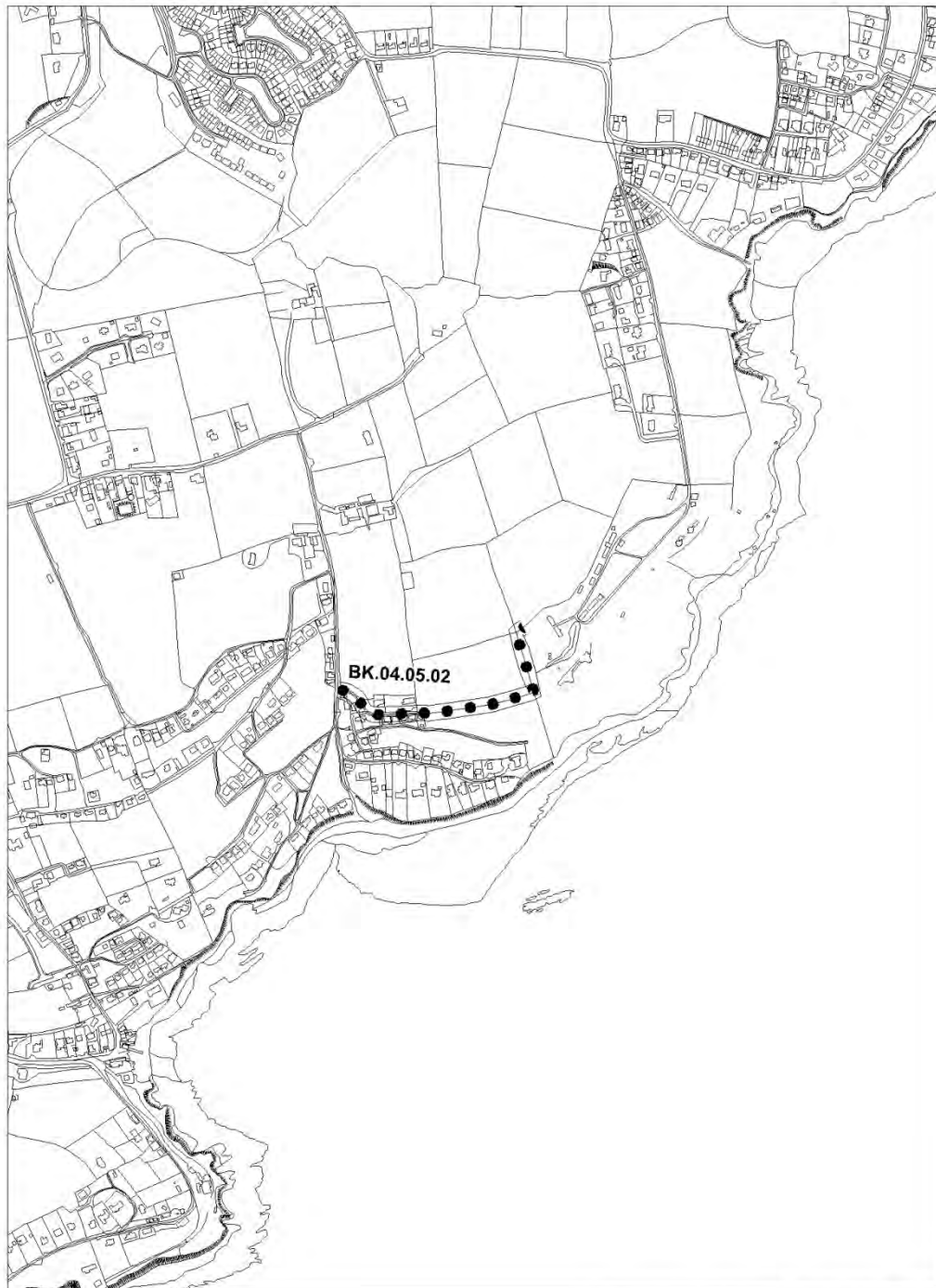
**Crosshaven
and Bays**



Amendment Ref: BK.04.05.01

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

**Crosshaven
and Bays**



Amendment Ref: BK.04.05.02

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

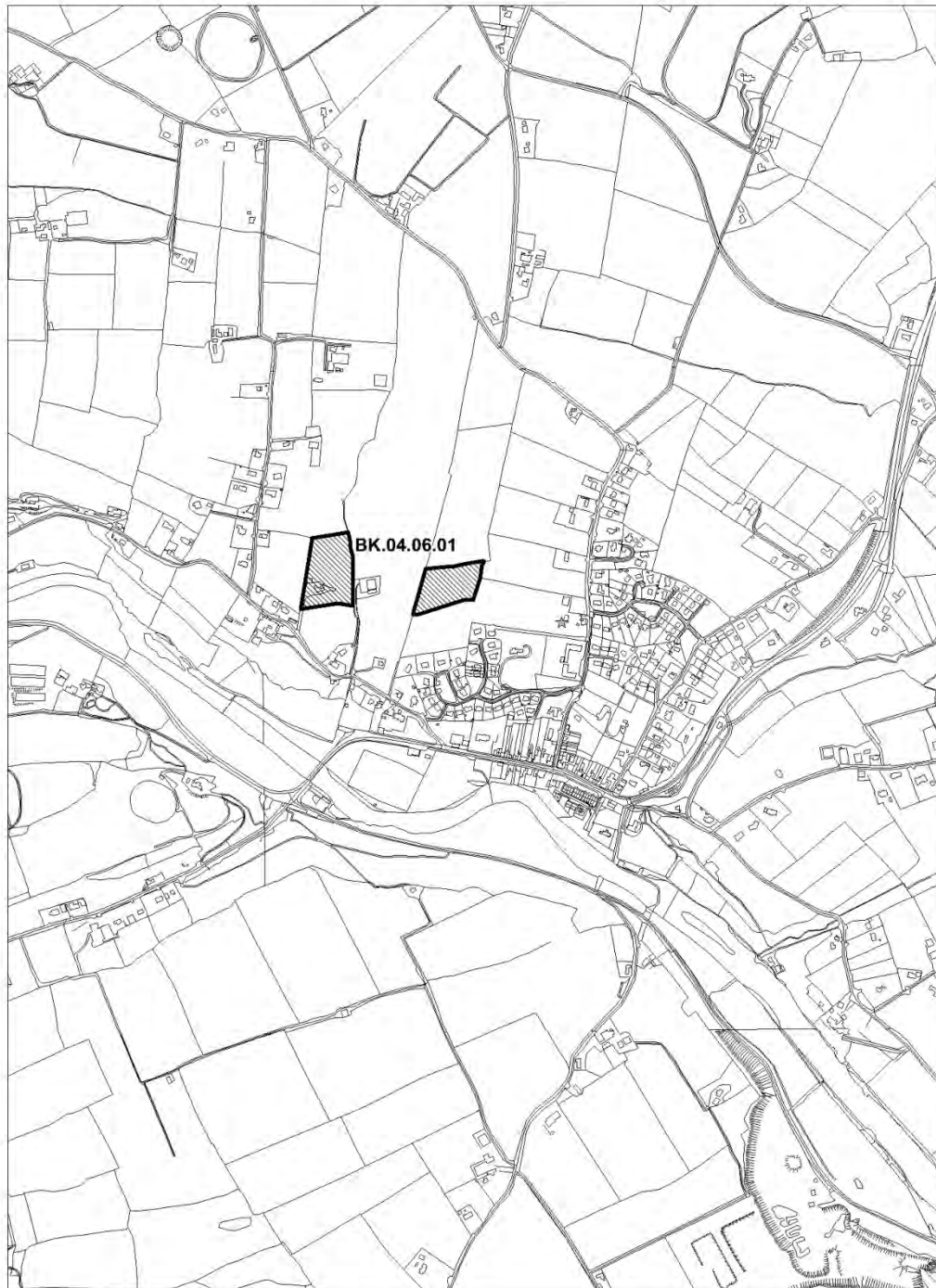
**Crosshaven
and Bays**



Amendment Ref: BK.04.05.08

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

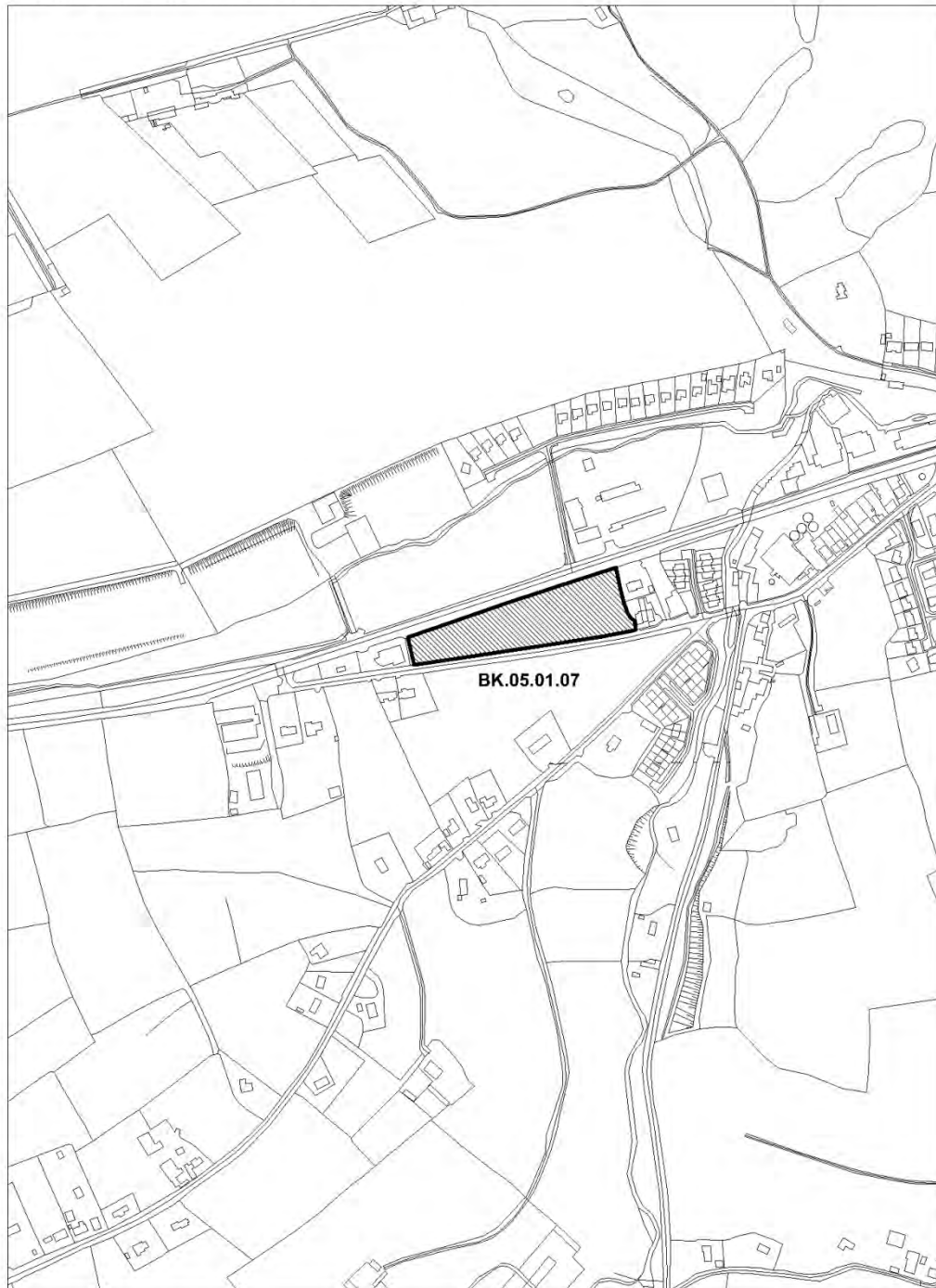
Inishannon



Amendment Ref: BK.04.06.01

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

Old Chapel



Amendment Ref: BK.05.01.07

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

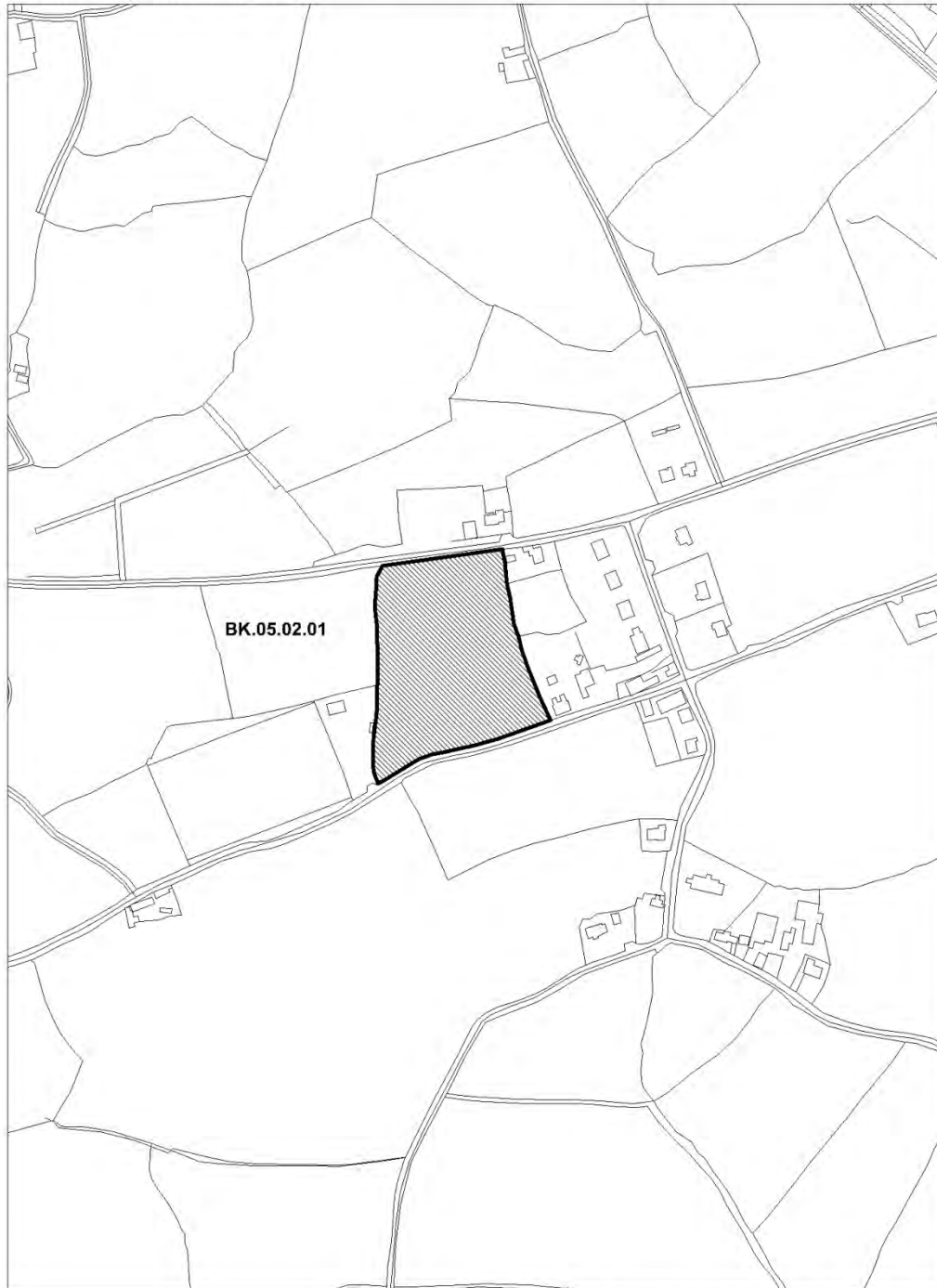
Ballygarvan



Amendment Ref: BK.05.01.08

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

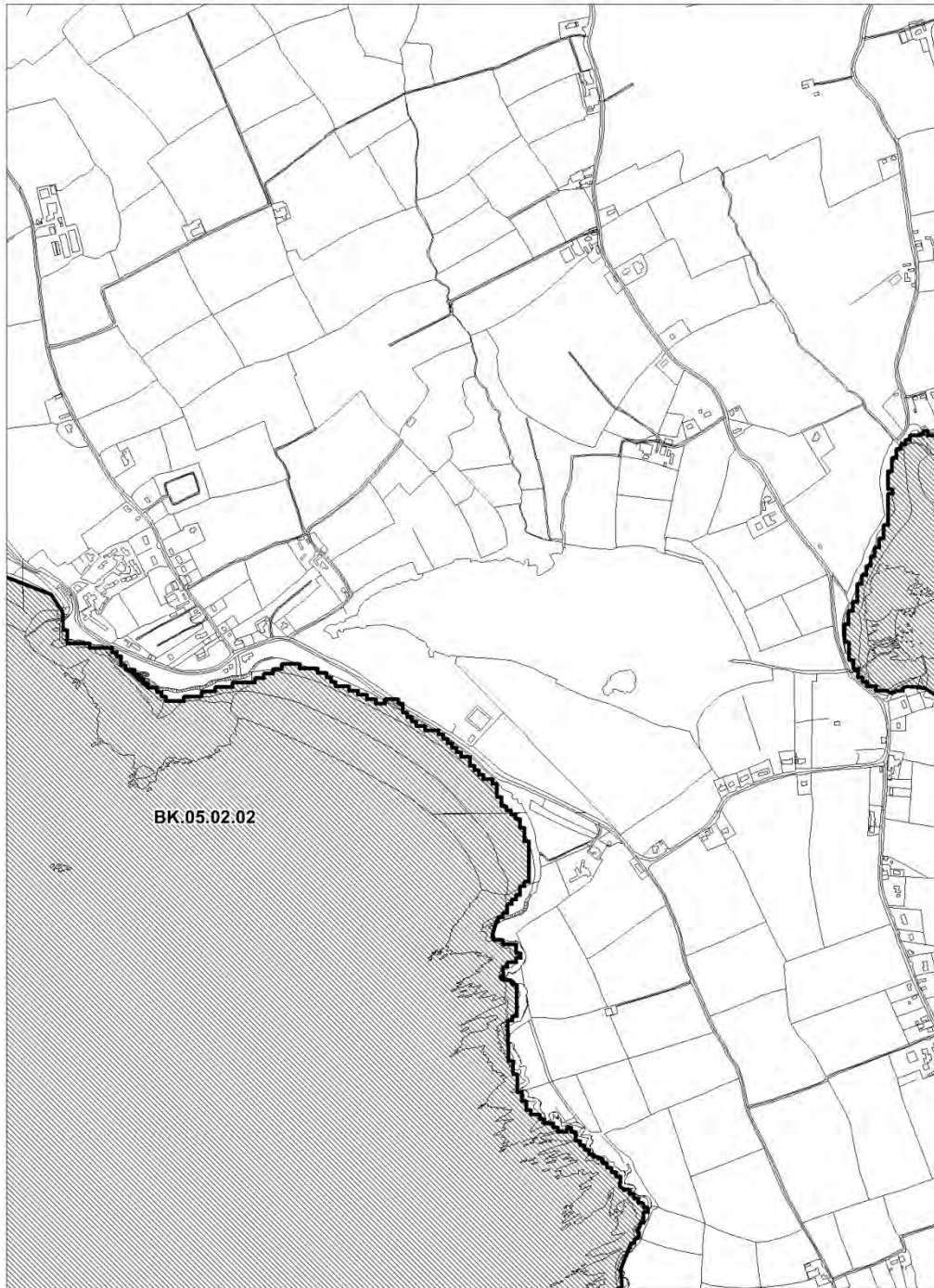
Aghyohil



Amendment Ref: BK.05.02.01

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

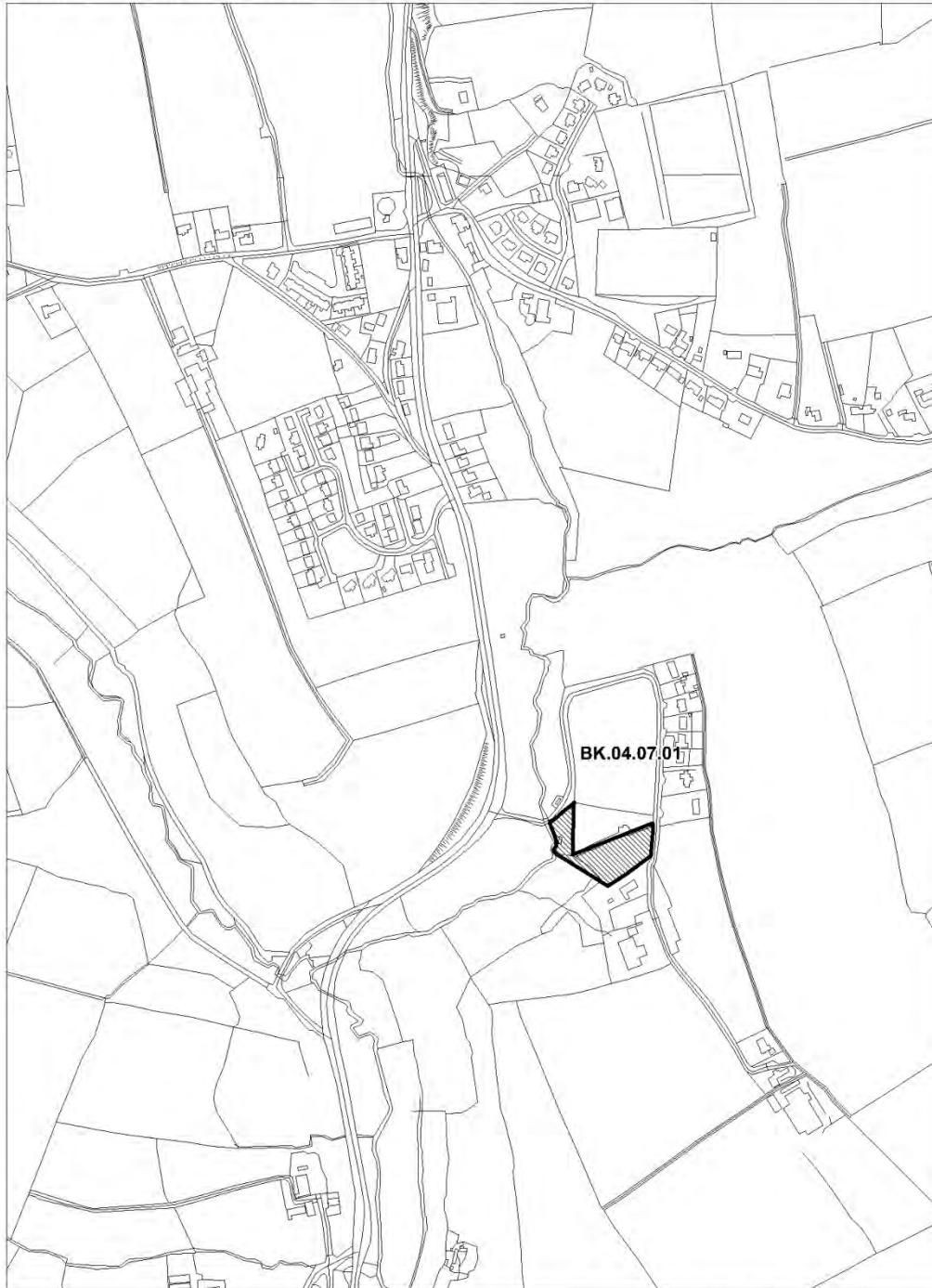
**Garrettstown
Garrylucas**



Amendment Ref: BK.05.02.02

**Bandon Kinsale Municipal District Local Area Plan
Public Consultation Draft**

Riverstick



Amendment Ref: BK.04.07.01

