

Report to Members

Blarney Macroom Municipal District Local Area Plan Public Consultation Draft

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

6th March 2017

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This report focuses on the submissions and observations received from the public following publication of the Blarney Macroom 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 Acts and will inform the preparation of the various amendments to the Blarney Macroom Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Municipal District 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

1.1.1. The Blarney Macroom 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. 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.

1.1.2. 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 event was held in the Blarney Community Hall on December 6th 2017, where the public and interested parties had an opportunity to speak to directly to staff from the Planning Policy Unit regarding the draft LAP.

1.1.3. A number of individuals and groups availed of 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 118 submissions received during the public consultation period on the Draft Blarney Macroom Municipal District Local Area Plan. Of these 118, there were 9 duplicates, leaving a net total of 109 valid submissions. 32 submissions focussed on general issues facing the wider County and the Municipal District as a whole, with a further 77 site specific submissions.

1.2.2. There were 15 submissions received relating to issues in the 2 main towns (Blarney 12 and Macroom 3, all of which were in the former Town Council area) within the Municipal District area. 49 submissions related to issues in the Key Villages, with 13 submissions relating to Villages, Village Nuclei and 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 included in Appendix B of this report and it is the Recommendation of the Chief Executive that they be included in the amendment

1.4 How to use this report

1.4.1. This report sets out to fulfil a number of functions. Firstly and overall, its 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. 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.

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

1.4.3. Appendix B, B1, B2, B3, B4, B5 and B6 sets out the list of proposed material amendments to the Draft Local Area Plan. This list is set out by settlement. Appendix B4 sets out the proposed amendments to Stoneview and Ringwood in Blarney. Appendix B5 sets out the proposed amendment to remove specific policy and objectives relating to lands currently covered by the Macroom Town Development Plan, 2009. Appendix B6 deals with Strategic Land Reserve and Active Land Management.

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

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

1.4.6. Appendix E of the report shows a list of Late Submissions.

1.4.7. 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.

1.4.8. '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 other 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 end of April 2011. (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 address a number of overarching issues that arose across the Local Area Plans and set out the justification for the Chief Executive's recommendation in relation to these issues.

Former Town Council Towns with a Town Development Plans

2.2.2. The Blarney Macroom Municipal District Draft Plan published on 16th November 2016 sought to plan for the development of Macroom town and its respective environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Macroom Town Plans. 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 Blarney Macroom Municipal District Local Area Plan will deal only with the environs of Macroom town, 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 Macroom will 'grey out' the area to which the Town Development Plan applies.

2.2.3. For Macroom, the current Macroom Town Development Plan 2009 as varied will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Macroom Town Development Plan 2013 as varied 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 Macroom Town so that issues covered by the Macroom Town Plan 2009, as varied 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 Macroom Town and 'grey out' the area to which the Macroom Town Development Plan, as varied applies. See the proposed Amendments No's in Appendix B5. See Amendment No's BM.3.3.01.

Active Land Management and Strategic Land Reserve

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.

2.2.5. 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.

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. See Amendment No.BM.01.08.01 and Appendix B6

Strategic Land Reserve

2.2.6. Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

2.2.7. When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

Chief Executive’s Recommendation:

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended).

These SLR sites have been subject to a High Level Appraisal and sites selected after this Appraisal are those considered potentially most suitable for zoning. Cork County Council will seek to collaborate with key stakeholders including State Agencies and land owners/developers to agree delivery-focused Framework Plans to inform the appropriate development of the lands identified over the next 12 months

See Amendment No.BM.01.08.01 and Appendix B6

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:

- Department of Housing, Planning, Community and Local Government.
- Southern Regional Assembly.
- Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage.
- Department of Education and Science.
- Cork City Council.
- Environmental Protection Agency (EPA).
- Irish Water.
- National Transport Authority (NTA).
- Office of Public Works (OPW).
- Transport Infrastructure Ireland (TII).
- 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 below and 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 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.

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, ie 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.

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

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 BM.01.01.01 and BM.01.07.01. in Appendix B.

Issue 2: Metropolitan Cork Strategic Land Reserves.

2.3.7. The Department understands that there is no intention to specifically zone the 12 sites identified as SLRs within the lifetime of the local area plans. The lands have been identified as potential long term strategic development areas. The written statement needs to clearly articulate the function of these SLRs noting the immediate priority of activating existing zoned lands, however the Department also considers that the selection process behind such strategic land reserves would benefit from further justification and evidential based reasoning.

Chief Executive's Opinion:

Chief Executive's Recommendation: Proposed Amendment;
See Amendment No's **BM.01.08.01** in Appendix B6.

Issue 3: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings

2.3.8. 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.

2.3.9. 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.

2.3.10. 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.

2.3.11. 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.

2.3.12. 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.

2.3.13. 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 residential 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 **BM.01.08.01** in Appendix B6.

Chief Executive's Recommendation:

- a) **Amendment Proposed: Revise Table 2.2 "Housing Requirements and Supply" and add 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. BM.02.04.01 in Appendix B2.**
- b) **Amendment Proposed: Insert a new heading "Housing Density" and Paragraph before heading "Quality in Urban Design" in Section 1. See Amendment No. BM.01.07.04 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. BM.02.04.01 in Appendix B2 and BM .03.01.01 in Appendix B3.**

Issue 4: Cork Gateway Large scale retail warehousing (6,000+)

2.3.14. The written statement Cork Metropolitan Area Municipal Districts refers to the scope for the siting of Large Scale Retail Warehousing (above 6,000m²) and indicates that the Council will give consideration to such a proposal at an appropriate location within Metropolitan Cork. However, a specific zoning objective location is not indicated. While the Department appreciates the practical difficulties indicating a specific location, evidence and plan based approach to identifying such a site is essential.

2.3.15. Having regard to the Retail Planning Guidelines, 2012, your authority is requested to include specific criteria for potential development sites in accordance with the locational criteria in Section 4.11.2 of the guidelines above within the appropriate Metropolitan MD LAP's.

Chief Executive's Opinion: The Retail Planning Guidelines make provision for consideration of large scale retail warehouse development in gateway cities like Cork. It is intended to include the criteria listed in Section 4.11.2 of the Retail Planning Guidelines, 2012 as the basis for identifying a potential site and assessing any future

proposals for such developments.

Chief Executive’s Recommendation: Proposed Amendment: Delete Paragraph 2.7.2 and replace with new text which includes a set of criteria, including locational criteria. See Amendment No. BM.02.07.01 in Appendix B.

Issue 5: 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. BM.02.07.03 in Appendix B.

Issue 6: Economic Zonings

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

Chief Executive’s Opinion:

Table 2.4 “Employment Land Supply” has been included in each Draft Plan showing the amount of land zoned for Business, Industry and Enterprise on a town by town basis.

Chief Executive’s Recommendation: No Change Proposed

Issue 7: 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:

Chief Executive's Opinion: This issue does not affect the Blarney Macroom MD.

Chief Executive's Recommendation: No Change Proposed.

Southern Regional Assembly

2.3.25. 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" it may be beneficial if the Council clarify the "estimated residential area" in Blarney is consistent with Table B6 and Core Strategy of the Cork county Development Plan, 2014.

Chief Executive's Opinion: A revised Table 2.2 "Housing Requirement and Supply" will be included 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. BM.02.04.01 in Appendix B2.

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

2.3.26. 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.

2.3.27. 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.

2.3.28. 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).

2.3.29. Submission further notes that the provisions of the National Monuments (amendment) Act 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 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 BM.02.07.03 and BM.02.06.01 (Additional Objectives in LAS-01 and additional text in Section 2.6 Heritage of each Plan)

Department of Education and Science

2.3.30. 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.

2.3.31. 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.

2.3.32. Within the Blarney Macroom Municipal District the Department has outlined the requirement for future educational facilities in the main towns of Blarney and Macroom. Provision has been already been made for these requirements in the Draft Plan for Blarney. In Macroom specific provision for one primary and one post primary school have not been made. This is discussed under Macroom settlement specific issues in this Section.

2.3.33.

Chief Executive's Opinion: In the case of Macroom Town 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.

Recommendation: Proposed Amendment: Insert additional text into Paragraph 3.3.30. See Amendment No. BM.03.03.02 in Appendix B.

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.

2.3.35. In relation to Blarney the City Council are of the view that no significant development can be accommodated in the short term due to significant infrastructure deficits and therefore it should not be considered for additional residential land zonings at this site time with priority instead given to areas adjoining the city suburbs which can benefit from existing infrastructure capacity.

Chief Executive's Opinion: Additional lands in the Ringwood Area have been identified for development in order to facilitate the development of the Stoneview lands as a lot of the infrastructure required will be shared. Also additional zoned land has been 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.

Chief Executive's Recommendation: Proposed Amendment. See Amendment No BM.01.08.01.

Environmental Protection Agency

2.3.36. 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 .

2.3.37. 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 is also suggested.

2.3.38. 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 Electoral Areas 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 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. See Proposed Amendment No's. BM.02.07.03 in Appendix B.

Irish Water

2.3.39. 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 endeavour 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.

2.3.40. 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.

2.3.41. 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.

2.3.42. 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.

2.3.43. 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.

2.3.44. 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)

2.3.45. This submission raises issues which are relevant to the Municipal Districts within Metropolitan Cork only.

2.3.46. 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.

2.3.47. 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.

2.3.48. 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

2.3.49. 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.

2.3.50. 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.

2.3.51. 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 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 Strategic Land Reserve and Active Land Management.

Chief Executive's Recommendation: Proposed Amendment. Insert additional text relating to the Strategic Land Reserve and Active Land Management, see Amendment No. BM.01.08.01 and insert additional LAS-01 Objective dealing with Transport Strategy for Cork Metropolitan Area. See Amendment No. BM.01.07.05 all in Appendix B.

Office of Public Works (OPW)

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

2.3.53. 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.

2.3.54. 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 Ballincroig.

2.3.55. 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.

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. BM.01.07.03 in Appendix B.

Transport Infrastructure Ireland

2.3.56. 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.

2.3.57. 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 in 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.

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 relation to Macroom Town the M22 line will be shown on the Town Map and MM-R-03 will not be proceeded with as located within former Town Council boundary. Line of 300m wide N22 Route Corridor will be shown on Kilmoney/Ovens map. Reference to N20 widening will be deleted. Comments with regard to funding of infrastructure are noted.

Chief Executive's Recommendation: Amendment Proposed: include revised Macroom Town Map showing M22 line included and MM-R-03 excluded, see Amendment No. BM.03.03.01 Revised Kilmoney/Ovens map showing 300m wide N22 route corridor. See Amendment No's BM.04.07.01 in Appendix B.

Health and Safety Authority (HSA)

2.3.58. This submissions requests the SEVESO sites across the county be identified on the settlement maps as appropriate. Submissions 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. This is considered to be a non material amendment.

Chief Executive's Recommendation: 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 Blarney Macroom 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.

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 Updated Approach to Strategic Land Reserve and Active Land Management, See Amendment No. BM.01.08.01 in Appendix B6.

Transport and Mobility Forum

2.4.5. The Housing and Mobility Forum Cork is a group who have 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.

2.5 Settlement Specific Issues

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

MAIN SETTLEMENTS:

Blarney: A Total of 12 submissions were received for Blarney (including Stoneview (2) and Ringwood (1) Urban Expansion Areas) with a number of issues emerging as follows:

Facilitate delivery of Stoneview:

2.5.2. Two of the submissions received referred to the Stoneview Urban Expansion Area. Submission (11875853 Coleman Bros) requested the Planning Authority to review the phasing and funding options for the Stoneview Master Plan with a number of suggestions. Submission (11804197 Vickery & Sheehan) emphasis the need for temporary access solutions to allow development to proceed and allows for small scale development where it can be proven that Station Road, and existing services can accommodate such development.

Chief Executive's Opinion

In relation to the main issues regarding the delivery of key infrastructure and the detailed phasing of the development, the County Council are mindful that in order to accelerate the delivery of housing on this site, a more flexible approach to the phasing of development is required and an amendment to the draft plan is proposed in this regard.

Chief Executive's Recommendation: Proposed Amendments. See Amendment No's BM .03.02.02 in Appendix B4

Infrastructure Ringwood

2.5.3. Supports the proposal in the Draft LAP to include the lands at Ringwood within the development boundary of Blarney. Considers that the provision of a N20 overbridge and the widening of the N20, prior to the commencement of development, places unnecessary and onerous restrictions on the subject lands potential to deliver housing units in the short to medium term. The subject lands do not require the provision of this infrastructure which are considered key triggers for the commencement of development at Stoneview, not Ringwood.

Chief Executive's Opinion

The Council will amend infrastructure/phasing table to address issues raised. Also proposed to include an additional road linking the proposed Shean Lower Road with Station Road.

Chief Executive's Recommendation: Amendments Proposed: See Amendment No. BM .03.02.03, all in Appendix B4.

Other Residential Sites

Blarney Town - Zone additional land for residential use:

2.5.4. Requests that lands in the townland of Knockacorally and Knocknasuff be included within the settlement boundary of Blarney as residential zoning (11 ha and 8.5ha).

2.5.5. Regarding development of the R-03 site in Blarney, a submission suggested amending the residential zoning of the R-03 - reclassification of specific development objective R-03 from Medium Density B to Medium Density A. Remove wording relating to the upper and lower portions of the site. Having regard to the planning history on the site where design and layout parameters were established, it is not proposed to amend this zoning.

Chief Executive's Opinion: It is considered that sufficient additional land has been identified in Blarney Town to meet CDP Core Strategy Targets at locations which will facilitate the deliver of the Stoneview Urban Expansion Area. Access to the lands identified in submissions would require significant investment in roads infrastructure including the CPO of lands to allow for road widening.

Chief Executive's Recommendation: No Change Proposed.

Town Centre Development

2.5.6. Four submissions were received in relation to the tourism and heritage potential of Blarney village and town centre and how best to manage the future development of Blarney Town Centre as follows:

2.5.7. Needs more land zoning objectives to capitalise on opportunity including a strategy for reimagining the town including a traffic and pedestrian movement strategy; balancing residential and employment growth with the interests of the heritage and tourism uses; enhancing the visual and landscape setting of the village; and provision of education, recreational and community facilities to serve its current and future residential population.

2.5.8. Need to provide further planning policy objectives to protect and enhance the cultural significance and tourism asset of Blarney, and to protect and enhance the provision of services and amenities to the existing community.

2.5.9. A number of submissions were received which requested the planning authority give more consideration to protecting the tourism function of Blarney. The objectives in the Draft Plan ensure that adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area.

2.5.10. A submission requested the provision of additional convenience retail development in the Town Centre.

2.5.11. Request that BL-R-18 site be put back into the BL-X-01 site as the loss of such strategically located lands to tourism uses is not acceptable.

Chief Executive's Opinion: Submission make a number of suggestions with regard to future development of the town centre, however these are best dealt with as part of the proposed traffic and transportation strategy that will be prepared over the lifetime of the plan. It is proposed to retain the BL-R-18 site for residential use given its potentially good road access. Some additional text will be included in section of Town centre.

Chief Executive's Recommendation: No Change Proposed.

Macroom

Macroom: A Total of 3 submissions were received for Macroom town - the main issues are as follows:

- Ensure school site is reserved (including access points to public road) to facilitate relocation of De La Salle College.
- Change zoning of B-05 to Special Policy Area or Residential.
- Query as to whether the ACA and RPS for Town Council area need to be reviewed.
- Reserve a site for one primary school and 1 post primary school (DoES).

Chief Executive's Opinion:

These submissions relates to lands that are covered by the provisions of the Macroom 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 text relating to school provision. See Amendment No. BM.03.03.02 in Appendix B.

KEY VILLAGES:

Tower : (30 submissions):

2.5.12. Number of proposals to extend the development boundary to facilitate residential development. Proposal that the appropriate scale of development should be increased, and size of individual scheme. Lands to the south east be specifically zoned residential lands R-01.

2.5.13. Eighteen submissions are opposed to the extension of development boundary which will contribute to flooding of existing properties (Senandale Estate), with five submissions supporting the inclusion of lands as shortage of housing available in the area. Concerned about wording of zoning objective for Hydro Site.

Chief Executive's Opinion: Proposed Amendment: It is intended to include additional text relating to the need for full flood risk assessment on any developments proposed in the extended area to the south west. Also a small extension to the development boundary is proposed to the south west to rationalise the extended boundary. No further extensions to the development boundary are proposed. Supporting text for the provision of car parking to serve Cloghroe school is to be included.

Chief Executive's Recommendation: Proposed Amendment: Extend development boundary see Amendment No BM.04.08.01, add additional text in relation to flooding, see Amendment No. BM.04.08.03, and supporting text in relation to provision of car park for Cloghroe School, see Amendment No. BM.04.08.02

Killumney Ovens (14 submissions):

2.5.14. A number of proposals to extend the development boundary for residential development. Infrastructure such as roads/public lighting needs to be upgraded before any more development and four submissions request that no additional lands be included within the DB. Retain provision of soccer pitch on the X-01 site with one submission proposing not to mention any specific club, suggestion that pitch could be provided on adjoining lands. The appropriate scale of development should be increased, and size of individual scheme with a proposal to designate this Key Village as a higher order Metropolitan Key Village.

Chief Executive's Opinion: It is considered generally that the development boundary of the settlement is sufficient to accommodate the appropriate scale of development allocated. Also the 300m wide line of the N22 needs to be protected to ensure that there are no obstacles to the building of the road when funding becomes available.

Chief Executive's Recommendation: Proposed Amendment. Revised map showing line and extent of N22 road corridor and extension to development boundary in the south west, See Amendment No's BM.04.07.01 and BM.04.07.02.

Coachford (4)

2.5.15. Three submissions request the retention of existing development boundary and supports the Councils initiatives contained in the Urban Regeneration and Housing Act, 2015. They also outline the need for additional infrastructure including a treatment plant. Encourages the council to give favourable consideration for self-build options with their own treatment plants due to constraints in infrastructure. A request to include a strip of land within the development boundary.

Chief Executive's Recommendation: No Change Proposed.

Ballymakeera/Ballyvourney (2)

2.5.16. Seek support for the provision of all weather pitch.

Chief Executive's Recommendation: Proposed Amendment. Include text supporting the provision of an all weather pitch. See Amendment No. BM.04.04.02.

VILLAGES AND VILLAGE NUCLEI:**Courtbrack (6)**

2.5.17. Community group are concerned about scale of development proposed, impact of existing and proposed development on flooding, should not be designated a village in the Draft LAP. Two submissions propose the inclusion of small tracts of lands within the DB. Developer welcome the designation as a Village and states no risk of flooding as per flood report – request the flood risk areas be revised to reflect hydraulic modelling locally.

2.5.18.

Chief Executive's Recommendation No Change Proposed.

Crookstown (3)

2.5.19. Extend the development boundary to accommodate residential development, flood risk maps accuracy questioned, appropriate size of individual scheme and overall scale of development should be increased.

Chief Executive's Opinion: It is considered that there is sufficient land within the existing development boundary to accommodate planned future development. A small extension to the development boundary will be considered close to the mill buildings. A major issue relates to what should be the figure for the appropriate scale of development in the settlement given the existing flood risk maps and previous planning history of existing lands within the development boundary. It is proposed to allow an adjustment to the appropriate scale of development and the size of an individual scheme for the village provided flood risk and water services issues can be resolved to the satisfaction of the Council.

Chief Executive's Recommendation: Proposed Amendment. Insert additional text and change DB-01 to allow for increase in the appropriate scale of development, see Amendment No. BM.05.01.05. Revise size of individual scheme in Table 5.1, See Amendment No. BM.05.01.06 and BM.02.4.03. Extend the development boundary, see Amendment No. BM.05.01.07.

Aherla(1)

2.5.20. Extend the development boundary

Chief Executive's Recommendation: Proposed Amendment: Revised Map showing development boundary extended, see Amendment No. BM.05.01.01.

Crossbarry(1)

2.5.21. Extend the development boundary for residential and employment uses.

Chief Executive's Recommendation: No Change Proposed.

Cloughduv (2)

2.5.22. Change zoning of B-01 and part of O-01 to existing built up area.

Chief Executive's Recommendation: Proposed Amendment. Insert revised map showing changes requested. See Amendment No. BM.05.01.02 and Map Change in Appendix D

2.6 Issues Relating to the SEA Environment Report

2.6.1. A number of amendments are proposed to give effect to the recommendation of the appropriate assessment of the Plan. The amendments are detailed in Appendix B. See Amendment No's BM.04.04.03, BM.02.07.03, BM.04.03.02, BM.05.01.08, BM.05.02.03.

2.7 Habitats Directive Screening Report

2.7.1. 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.

Table 2.1: Schedule of Recommended HDA Amendments.		
Natura Site	Issue	Amendment No.
St.Gobnet's Wood SAC -	Development boundary of village overlaps with SAC	BM.04.04.03
The Gearagh SAC	Concerned about water quality and the ecology of the area.	BM.02.07.03, BM.04.03.02 BM.05.01.08 BM.05.02.03
The Gearagh SPA	Concerned about water quality and the ecology of the area.	BM.02.07.03, BM.04.03.02 BM.05.01.08 BM.05.02.03

Appendix A: List of Submissions

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
Countywide Submissions				
Countywide	DLAP16-16-11562884	Anna Aherne	This submission requests shorter/summarized 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 house builders 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 developers to</p>	<p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management. See Amendment No. BM.01.08.01</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>Local Area Plan reviews are subject to statutory review on a six year cycle.</p>

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			<p>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	DLAP16-16-12631298	Cork City Council	<p>Population 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 The indicated net residential yields along public transport corridors does not represent an efficient use of land. 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 No land use function has been specified for the City Gateways and given their location at major junctions would be inappropriate as significant</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>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management. See Amendment No. BM.01.08.01</p> <p>City Gateway initiative references visual and environmental importance of entry to urban Cork. See Section 2.2 of Draft Plan which</p>

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			<p>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 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>	<p>clarifies function of City Gateways.</p> <p>See Amendment No. BM.01.07.07</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>No Change Proposed.</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 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>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>

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			<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, quite 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. Assets such as rivers and coast portrayed negatively e.g. as a flood problem. Issues are cross cutting but there seems to be a lack of a holistic approach. 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. 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. Contend that definition of sustainable development should be the one set out in the LECP.</p>	
Countywide	DLAP16-16-11865670	Department of Arts, Heritage,	Submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built	Broadly supportive of the approach taken in the Plan. Acknowledge that archaeological

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		Regional, Rural and Gaeltacht Affairs (DAHRRGA)	<p>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>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>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.</p> <p>Where possible new zonings have tried to avoid archaeological sites. 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. Additional LAS Objectives dealing with archaeology will be included to address issues raised.</p> <p>See Amendment No. BM.02.6.01 and BM.02.07.03.</p>

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			<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 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>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 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 2.2</p>
Countywide	DLAP16-16-	Minister for Housing,	See Section 2.2	See Section 2.2

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	11876775	Planning, 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. 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 environmental sensitivities and on proposed monitoring programmes. 10. Ballincollig Carrigaline Plan MD - 	<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. 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. 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

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			<p>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>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.</p> <p>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 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> <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. See Amendment No. BM.02.07.03</p>

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Countywide	DLAP16-16-10945664	Eoin Gleeson	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. 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>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 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	DLAP16-16-11881850 DLAP16-16-9891830	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 bio-methane 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</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>

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			<p>energy imports. Biogas production should therefore be considered as part of the local area plans.</p> <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.</p>	
Countywide	DLAP16-16-10800942	Health and Safety Authority	<p>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.</p>	<p>Noted. These are non material amendments, no requirement to include in CE report.</p> <p>No Change Proposed.</p>
Countywide	DLAP16-16-11847067	Irish Water	<p>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.</p> <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</p>	<p>Notes IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity.</p> <p>The provision of water services infrastructure is a key consideration to determining settlement and core strategies for the County.</p> <p>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> <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</p>

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			<p>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 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, Middleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig.</p> <p>Council should be cognizant 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 county's 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</p>	<p>AA and SEA process and therefore do take account of water body designations.</p> <p>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>

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			reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.	
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	Planners are not listening to local concerns.	<p>Noted. The submissions received during the public consultation were considered carefully and have lead to a number of Proposed Amendments.</p> <p>No Change Proposed.</p>
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> <p>- To improve access facilities, i.e. piers,</p>	<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>No Change Proposed.</p>

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			<p>slips, etc.</p> <ul style="list-style-type: none"> - 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 encouragement to the populace to go on the water on all possible occasions, with the least possible hindrance. <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 land use policy formulation.</p> <p>Recommend reference made to Transport Strategy under Objective LAS-01</p> <p>Comments & Recommendations</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>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p>See Amendment No. BM.01.08.01</p> <p>See Amendment No. BM.01.07.05 (Transport Strategy for Metropolitan Cork)</p>

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			<p>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 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, Carrigtwohill 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 strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.</p>	
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.</p> <p>Submission makes the following specific comments;</p> <p>1. The Councils approach to flood risk needs to be expanded to include 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</p>

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			<p>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 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. 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. 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. Land filling or raising of ground levels in the area needs to be carefully controlled or it may adversely impact on</p>	<p>Managing Downstream flood impacts</p> <p>Amendment No BM.01.07.03</p> <p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p>See Amendment No. BM.01.08.01</p>

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			<p>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</p> <p>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:</p> <p>SLR 8 (Kilbarty / Carhoo/ Kilcully) development could adversely impact on the standard of defence being provided in the River Bride (Blackpool).</p> <p>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.</p> <p>SLR3, SLR 4 and SLR5 : Could increase flood risk in the areas to 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.</p> <p>History of flooding north of the railway line but no risk shown on the map.</p> <p>Cautious approach to development needed pending full identification of the flood risk. 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. 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 Kilbrittain 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>	

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			<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 T-04 or on lands adjoining the river.</p> <p>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 Ballincroig) 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>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</p>	<p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p>See Amendment No. BM.01.08.01</p>

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			<p>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	DLAP16-16-11867531 DLAP16-16-11880909	South and East Cork Area Development Partnership CLG	<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"> 4. Rural enterprise is needed in towns and villages to develop sustainable communities and allow people to work close to where they live. 5. Broadband is essential for all businesses and is essential to facilitating service based business in rural areas. 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>Tourism</p> <ol style="list-style-type: none"> 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. 8. County Tourism Strategy should highlight Cork as a Gateway. 9. Adequate pier, harbour and mooring 	<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 County Development Plan 2014 re the Council's policy as regards the development of Tourism in the County. <p>No Change Proposed.</p>

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			<p>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 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>Cobh MD DLAP</p> <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,</p>	<p>The Southern Regional Assembly is broadly supportive of the Draft Plan.</p> <p>See Section 2.2</p> <p>Amendment No. BM.02.04.01</p>

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			<p>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 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 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</p>	

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			<p>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. 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 alternative scenarios are described for West Cork MD.</p>	
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>See Section 2.2.of Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</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>See Amendment No. BM.01.08.01</p>

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			<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>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>	

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			<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 retrofitting of area via secure and appropriately designed routes.</p>	
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 2.2
Municipal District Wide Submissions				
Municipal District wide	DLAP16-16-11875589	Aindrias Muineachin	Concerned that there are weaknesses in the Draft Blarney Macroom LAP regarding the provisions for Language and Culture. Requests that the Local Area Plan would recognise the status of the Cork Gaeltacht Areas of Múscraí & Oilean Chleire as is the case in the County Development Plan 2014.	Additional text will be included to recognise the Múscraí Gaeltacht's unique heritage. Proposed Amendment See Amendment No. BM.02.6.02

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			The area has developed due to its Gaeltacht status and this needs to be recognised in order to continue its future development with the County Council providing the needed public services and infrastructure.	
Municipal District Wide	DLAP16-16-11851493	Applegreen	<p>Applegreen seek the inclusion of specific text objectives and policies within the proposed local area plans to facilitate the plan led development and delivery of off-line service areas along the county's road and motorway network.</p> <p>The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 advise that local authorities in the preparation of their plans, may consider policies for the provision for off-line service areas along the local authorities road network. It is in this regard that the submitter requests that the Council develop a strategy to guide the coherent future development of off-line service areas within the County.</p>	<p>This matter is a policy issue for the County Development Plan review and national policy. See Section 10.3.5 Motorway Service Areas in CDP 2014.</p> <p>No Change Proposed.</p>
Municipal District	DLAP16-16-11854176	Box Hedge Ltd, Monahan House, Celtic Business Park, Road, Cork	Sets out a specific proposal with respect to lands in Carrigtwohill and request that similar text to that proposed for Large Scale Retail Warehousing be included relating to Outlet Centres in the 4 Metropolitan Municipal Districts.	<p>It is intended to include a new Section after Section 2.7 dealing with "Outlet Centres".</p> <p>Amendment Proposed See Amendment No. BM.02.07.02</p>
Municipal District	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;</p> <p>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 Council's 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>A revised infrastructure and phasing plan is proposed for Stoneview and Ringwood.</p> <p>Amendments Proposed</p> <p>See Amendment No's BM .03.02.02 and BM .03.02.05 relating to Stoneview and Amendment No's BM .03.02.03 and BM .03.02.04 relating to Ringwood.</p>

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			<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 large scale retail warehouse (over 6000 m2) 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</p>	

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			<p>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	DLAP16-16-11839206	Cork Cycling Campaign	<p>Welcomes the many positive aspects of the Local Area Plans, particularly those that foster sustainable transport. Sustainable travel within the county is absolutely necessary to be consistent with the guiding principles of the County Development Plan. Have examined the LAPs with a particular focus on issues affecting cycling and walking. Submission contains numerous comments on specific local plans, and also outlines several general recommendations. Believe that the issues raised are needed to promote the shift to sustainable travel within the county, increase the liveability of our towns, and enhance the well-being of residents.</p>	<p>The Council's policy in relation to cycling is outlined in Chapter 10 of the CDP. Text to support the Cycling Network Plan for Metropolitan Cork is included.</p> <p>Proposed Amendment See Amendment No. BM.01.07.05</p>
Municipal District	DLAP16-16-11791342	Cork Nature Network	<p>Welcomes the principles underpinning the County Development Plan of sustainability, social inclusion, quality of design and climate change adaption that been carried through to the Local Area Plans, some general concerns raised:</p> <p>1. Plans are very lengthy, quite repetitive and not aimed at general</p>	<p>The Draft LAP has to cover a significant geographical area with an extensive settlement network. The Plan has been subject to Strategic environmental Assessment and Natura Impact Assessment.</p> <p>No Change Proposed.</p>

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			<p>consumption.</p> <p>2. It is encouraged for wildlife areas to be created or current spaces developed to encourage wildlife.</p> <p>3. 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.</p> <p>4. Issues are cross cutting but there seems to be a lack of a holistic approach.</p> <p>5. How will aspirations and aims be resourced?</p> <p>6. How can local people get more involved at the actual development/ implementation phases?</p> <p>7. Agriculture policy doesn't complement other land use policies.</p>	
Municipal District wide	DLAP16-16-11374124	Niall Murphy	<p>Concerned that there is virtually no mention of, and no measures for protection of, cultural & Irish language issues. Cultural and Language Issues are only covered very briefly and are even bundled in with architectural and archaeological heritage issues. Notes that the Draft LAP has a wide and extensive database of ecological issues (e.g. mapping of all ecological designations) but lacking a similar database of cultural issues - where is the mapping of the Gaeltacht, where is the listing of the Community Halls, the Libraries, the Churches, the GAA pitches, the Soccer pitches, the trotting tracks, etc., - all of them as relevant and important to the cultural heritage.</p>	<p>Additional text will be included to recognise the Gaeltacht's unique heritage.</p> <p>Proposed Amendment See Amendment No. BM.02.6.02</p>
Municipal District Wide	DLAP16-16-11880218	Sean Loingsigh	<p>Notes that the English version of the Gaeltacht villages placenames are in English throughout the Macroom Blarney document, and where the Irish version of Ballyvourney is used in one or two instances, it is spelt incorrectly. Suggested corrections are as follows; Ballyvourney should be Baile Bhuirne with a B, Ballymakeera - Baile Mhic re, Coolea - Cil Aodha, Ballingearry - Beal tha 'n Ghaorthaidh, Renairee - Ridh na nDoir and Kilnamartyra - Cill na Martra</p>	<p>Noted, the appropriate text changes will be made. This is considered to be a Non-material amendment.</p> <p>No Change Proposed.</p>
Municipal District Wide	DLAP16-16-12468404	Tony Miller	<p>Comments on the tourist potential of Cork while protecting its environment, heritage and scenery.</p> <p>The development of the Wild Atlantic Way considered a success as opens up ways to encourage a more independent type of tourist into walking and cycling and taking to the water. This type of tourism could be encouraged in the following obvious areas: Upper Lee Valley stretching as far as Gougane Barra, the Gearagh, Lough Allua, Inchigeelagh and Ballygeary. All these parts could be linked together into an Upper Lee Valley Trail.</p> <p>Also proposes that greater protection to be put in place for the landscape of the</p>	<p>Raises a number of wide ranging issues which will be considered in the next review of the County Development Plan.</p> <p>Chapter 8 Tourism and Chapter 13 Green Infrastructure and Environment of CDP 2014 acknowledge the importance of Landscape, Landscape Views and Prospects, Countryside Recreation and the importance of the Lee River Valley as a key tourism asset.</p> <p>No Change Proposed.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			Lee Valley and a recognition that it is of high value and high sensitivity.	
Main Towns Blarney				
Blarney	DLAP16-16-11811999	Blarney Castle Estate	<p>Blarney Castle Estate submit that the development of Blarney is unique in the county in terms of the importance of preparing a strategy for growing the community while enhancing the cultural and heritage value of the village. The draft Blarney / Macroom LAP provides recognition of this importance, but considering that the settlement has capacity to grow by 348%, submit that there is a need to provide further planning policy objectives to protect and enhance the cultural significance and tourism asset of Blarney, and to protect and enhance the provision of services and amenities to the existing community.</p> <p>A policy statement and objective within the LAP could act as a catalyst for a more strategic policy initiative which would benefit Corks tourism economy. A number of requests are made to amend the draft objectives and text of the Local Area Plan -</p> <ol style="list-style-type: none"> 1. Include general objective for Blarney. 2. Request that Objective GO-07 is moved to the top of the objectives list for Blarney and amended. 3. Insert a policy objective which is focused on enhancing the Historic Landscape Characterisation of the village including improvement to the public realm and enhance the existing historic significance of Blarney Village, Estate and Castle. 4. Suggests the inclusion of more explicit policy protection of the views from the Castle and that a visual impact assessment of views from Blarney Castle should be a requirement for all major development proposals within the settlement boundary. 5. Provide a co-ordinate education plan for improved school provision in the existing village of Blarney and identify a preferred site for the development of enhanced educational facilities. 6. A more specific objective should be provided for Ringwood and to provide additional woodland landscaping within this area and promote the development of an alternative managed running trail to replace the loss of amenity on the lands zoned for residential development. Uses may include a managed cross-country running trail and / or further development of the existing driving range, or other recreational amenity. Supports the development of a network of walkways and cycle routes linking the wider Muskerry environs, Ringwood and 	<p>General Objectives for Blarney GO-01 -GO-12 in the Draft Local Area Plan 2016 deal with issues raised and GO-01 specifically proposes the preparation of a detailed Traffic, Transportation and Public Realm Strategy for Blarney. It is the intention that stakeholders will be involved at early stages in the preparation of a detailed Traffic, Transportation and Public Realm Strategy for Blarney.</p> <p>Chapter 8 Tourism and Chapter 13 Green Infrastructure and Environment of CDP 2014 acknowledge the importance of Landscape, Landscape Views and Prospects, Countryside Recreation and the importance of the Lee River Valley (which includes Blarney Town) as a key tourism asset.</p> <p>The provision of an Education plan is outside the scope of the LAP Review Process.</p> <p>Ample opportunities in the X-01 site for the development of additional tourism and retail developments.</p> <p>Objectives 0-03 makes provision to provide open space (Ringwood) for informal public recreation and retain existing trees. In addition any development in Ringwood shall be enhanced with landscaping proposals.</p> <p>Draft LAP has being subject to SFRA and map for Blarney is provided.</p> <p>No Change Proposed.</p>

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			<p>Blarney.</p> <p>7. Submit that objective BL R-18 should be incorporated within BL X-01 and that this objective should be amended as outlined. States that the The BL X-01 Zone and the adjacent lands to the west (proposed for zoning as BL R-18) offer the best opportunity for developing additional tourism for Blarney village, including for example, a hotel and leisure centre, retail tourism, an interpretative centre, genealogy centre and active leisure activities. The loss of these lands to residential use will compromise the potential of the village to develop additional tourism attractions and facilities within the village core.</p> <p>8. Amend objective GO-03 to create a traffic, transportation and Public Realm Strategy for Blarney, 'in collaboration with key stakeholders'.</p> <p>9. States no reference made to the impact of flooding on the Castle, nor is any objective included in the draft LAP to investigate and mitigate flooding risks within Blarney and continues by suggesting text to prepare a flood risk assessment and mitigation plan for Blarney, in consultation with key stakeholders.</p>	
Blarney	DLAP16-16-11784238	Blarney Regeneration Group	<p>Consider that Blarney needs more than land zoning objectives. It needs a comprehensive strategy for reimagining the town including a traffic and pedestrian movement strategy; balancing residential and employment growth with the interests of the heritage and tourism uses; enhancing the visual and landscape setting of the village; and provision of education, recreational and community facilities to serve its current and future residential population. T</p> <p>Have prepared a report, Blarney Preliminary Renewal Strategy which assessed the needs, constraints and opportunities in Blarney at present. This looks at the town both in terms of its commercial strength, but also in terms of its attractiveness as a tourist village and service centre for a substantially increased population. Report contains fresh and innovative proposals for Blarney Town Centre many of which could be delivered and facilitated without the need for policy change. Consider that the report contains 3 key proposals which should be reflected in alterations to objectives and policies of the Draft LAP and which are as follows:</p> <p>1. Blarney Town Centre has significant</p>	<p>This submission proposes a number of interesting suggestions and will be considered as part of any Public Realm strategy. General Objective for Blarney GO-01 specifically proposes the preparation of a detailed Traffic, Transportation and Public Realm Strategy for Blarney that will take on board issues raised.</p> <p>Ample opportunities in the X-01 site for the development of additional tourism and retail developments.</p> <p>No Change Proposed.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>capacity to facilitate commercial expansion and this can be achieved without damaging the heritage value of the town centre. In order to achieve this the current X-02 boundary should be maintained as the medium density residential development proposal for O'Reillys Fields in the Draft LAP is an unsustainable use of Town Centre land.</p> <p>2. Loop Road around Blarney should be implemented. This will remove traffic from the historic Square, provide for pedestrian permeability, improve and enhance the Town Centres fabric.</p> <p>3. Increased pedestrian permeability through the Town Centre affords the opportunity to connect Tower, Blarney Town Centre, Stoneview and Clogheenmilcon Sanctuary through the integration of the proposed U-16 and U-12 pedestrian walks/cycleways.</p>	
Blarney	DLAP16-16-11806553	Bracken Wood Residents Blarney	<p>Welcome plans for development in the Blarney Area and recognise that there is a need for housing in the area. However development of lands within the Blarney area should only happen where there is suitable infrastructure to support it. Suitable means of access to any proposed zoned areas should be a critical consideration and no land should be zoned based on access through existing housing estates.</p> <p>Furthermore any planned development should not take place unless services like but not restricted to sewerage, rainwater catchment, roads infrastructure, traffic management measures and junctions are upgraded in the relevant areas to take the increased demand caused by a development.</p>	<p>Housing development should be provided in tandem with infrastructure and it is the intention to do that particularly in Stoneview with proposed parks and schools etc.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-12455019	Claire Forrest	<p>Supports the proposal to include the lands at Ringwood within the development boundary of Blarney. Considers that the provision of a N20 overbridge and the widening of the N20, prior to the commencement of development, places unnecessary and onerous restrictions on the subject lands potential to deliver housing units in the short to medium term. It is submitted that the subject lands do not require the provision of this infrastructure which are considered key triggers for the commencement of development at Stoneview, not Ringwood.</p> <p>The submission states that one residential site within the Ringwood area (R01) already has the benefit of a residential zoning objective in the existing 2011 LAP and states that the site has access into the station road and can therefore be developed in the short term.</p>	<p>It is proposed to revise the Phasing and Infrastructure Table in the Draft Plan and insert additional text and objectives.</p> <p>Proposed Amendment See Amendment No. BM .03.02.03 and BM .03.02.04</p>

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			<p>Suggests that while local road improvements to Station Road are a necessary requirement of development at the Ringwood, access onto the Station road for the northern eastern residentially zoned lands within the Ringwood should not be ruled out by the LAP. Suggest that splitting the proposed R-05 zoning objective into two separate residential zoning objectives (R-05a & R-05 b) has merit. Future housing estates could be designed to ensure that there is no through road from the main Ringwood area to Station Road while retaining pedestrian and cyclist movements through the overall site.</p> <p>States that road infrastructure and the provision of the Blarney Link Road (Shean Lower Road) (Objective U-03) is key to the commencement of development at Stoneview. The full extent of this roadway however is not crucial to the commencement of development on the Ringwood lands. It is suggested that the Draft Plans objective could be considered in two stages (U-03a and U-03b) as outlined in the attached map.</p>	
Blarney	DLAP16-16-11875853	Coleman Brothers (Development s) Ltd. (in receivership)	<p>Request that Draft LAP relating to Stoneview be amended as follows;</p> <p>(a) Amend paragraph 3.2.94 to divide Phase 1 of the Stoneview development (875units) into Phase 1a (250 units) and Phase 1b (625 units);</p> <p>(b) Allow Phase 1a of Stoneview to commence on completion by Cork County Council of the local road improvement works identified as Utilities Objectives U-2 and U-13</p> <p>(c) Combine Utilities Objectives U-1 and U-3 to U-7 incl. into a single road improvement project which will be described as Blarney Link Road and which will be delivered in full before commencement of Phase 1b of the housing development at Stoneview (625 units)</p> <p>(d) Provide that the collector roads identified as utilities Objectives U-08, U-09 and U-10 may be provided on an incremental basis in tandem with the gradual roll out of Phase 1b of the Stoneview housing development</p> <p>(e) Clarify that Table 3.4 provides that Phases 1a and 1b of Stoneview (875 units) may be completed before the Blarney rail station is provided by Irish Rail</p> <p>(f) Prepare a joint Development Contributions Scheme for Ringwood, Monard and Stoneview which will ensure that the same charges per dwelling unit are applied throughout</p>	<p>It is proposed to revise the Phasing and Infrastructure Provision for the Stoneview site.</p> <p>Proposed Amendment See Amendment No's BM .03.02.02</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			each of the settlements.	
Blarney	DLAP16-16-11879196	Gavin Lawlor	<p>Requests that retain the residential zoning of the R-03 and amend the text of Objective R-03 from Medium Density B to Medium Density A and removing the designating wording relating to the upper and lower portions of the site. It is considered entirely inappropriate to impose restrictions on lands zoned for new residential development through wording included in the specific development objectives for Blarney. R-03.</p> <p>If the Planning Authority considers that there is a particular visual sensitivity with the development of upper level lands within Blarney this should not be imposed through site based development objectives but rather through a general policy/objective. In this regard, it is suggested that an appropriate policy/objective in this regard would be the development of visually prominent sites within the Blarney area shall have regard to the character and setting of the town.</p>	<p>It is considered that the current planning approach is appropriate for the site.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-12455225	Irish Conference and Leisure Holdings Ltd	<p>Welcome the proposed designation of their site as a Regeneration Area BL RA 01 and Special Policy Area BL X-01 subject to the following changes/ amendments;</p> <p>(1) Clarification that re-development proposals for their individual lands can be advanced independently of the third party lands adjoining their site.</p> <p>(2) The Local Access Road (U15a) shown on the Draft LAP map be relocated westwards from its current position to ensure that future vehicular traffic serving the Regeneration Area can be facilitated from the adjoining Blarney by-pass/ R619 junction which it adjoins.</p> <p>(3) Retain the pedestrian walk element identified in Objective U-15 as a pedestrian/ cycle link to facilitate the County Councils objective of linking Blarney Town and Tower village along the Blarney River (outlined in objective U-16 of the Draft LAP) via the proposed Regeneration Area in due course. Map included to show suggested relocation of the U-15a local access roadway together with the suggested re-classification of the existing U-15.</p>	<p>Yes individual lands can be advanced provided the proposal meets the requirement of objective as per LAP and any application was of high quality architectural design General Objective for Blarney GO-01 specifically proposes the preparation of a detailed Traffic, Transportation and Public Realm Strategy for Blarney that will take on board issues raised in relation to U-15a local access roadway together with the suggested re-classification of the existing U-15.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-11476918	Jaw Asset Holdings Ltd.	<p>Requests that an 8.5ha site located, 1km north of Blarney Town centre should be zoned for Medium B Residential Development. Support proposal with the following;</p> <p>There is uncertainty with regard to the delivery of other development lands in Blarney and Stoneview and additional lands will need to be zoned if the housing requirements of the municipal</p>	<p>The following constraints exist – Water services, in particular foul (capacity limits Tower WWTP and trunk rising main sewer to Tower). Also, watermain trunk & network extensions necessary, as well as likely additional storage reservoir required.</p> <p>Roads – realistically only one way in/out of site, significant gradient issues exist, existing road less than</p>

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			<p>district are to be met over the lifetime of the LAP.</p> <p>The subject site is at a suitable distance from Blarney town centre to support the sustainable development of the town while at the same time protecting its historic core.</p> <p>Medium B zoning objective will be in keeping with the surrounding context in the area while allowing for flexibility in terms of the delivery of different house types and sizes.</p> <p>Access to the site can be secured through minimal upgrades to the exiting road infrastructure. These upgrades can potentially unlock additional development land in this area.</p> <p>The servicing of the site can be easily achieved due to its proximity to nearby serviced estates to the south.</p> <p>Has the capability to deliver housing on these lands in the short term and in doing so can positively impact housing and population targets in Blarney over the lifetime of the LAP while at the same time contributing to the longer term goal of re-introducing suburban rail to Blarney.</p>	<p>3m wide – widening proposal very difficult (really a matter for CCC to undertake works, developer funded – long term maintenance issues due to existing & proposed embankments), existing junction constraints (i.e. proximity of junctions, geometry, sightlines, etc.). Also, Waterloo Road constraints from a junction and road capacity perspective.</p> <p>Moreover, development likely to cause congestion issues in Blarney village as a whole, where there is limited scope to cater for same.</p> <p>Resources would be better directed towards Ringwood and Stoneview sites, as these sites have the potential to be serviced in a more feasible and positive manner, from an infrastructure perspective, having multi-transport mode options.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-11786234	Lidl Ireland GmbH	<p>Seeks amendments to the text of the plan in relation to Retail Provision and the inclusion of an additional General Objective for Blarney with the overall objective of facilitating a flexible approach the location of new retail development within the town.</p> <p>Noting the requirement for additional growth in the retail offer of Blarney, as well as the restriction on the town centre to primarily tourist related retail neighbourhood, there is a necessity to facilitate a pragmatic approach to the development of new retail services, which is closely aligned with the existing and proposed population concentrations of the town. Considering the proximity of Cork City and the quality of the retail services therein, it is essential that Blarney is in a position to retain the available retail spend of its population and, therefore, the Draft LAP must recognise and encourage competition in the retail offer of the town.</p>	<p>Town Centre objectives for Blarney and Stoneview outline what can be provided.</p> <p>The X-01 can accommodate convenience retail to serve Blarney Town with provision made for additional retail provision in Stoneview.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-11781200	Michael Cremin and Donal Dilworth	<p>Request that an 11ha of lands, 1km north of Blarney town centre be included within the settlement boundary of Blarney and that they are afforded Medium B density of development objective.</p> <p>States that there is an over emphasis on</p>	<p>The following constraints exist – Water services, in particular foul (capacity limits Tower WWTP and trunk rising main sewer to Tower). Also, watermain trunk & network extensions necessary, as well as likely additional storage reservoir required.</p>

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			<p>the potential of lands in Stoneview and Ringwood in terms of the projected delivery of housing in Blarney. The unlocking of these lands is largely dependent on the delivery of essential road and rail infrastructure and there appears to be considerable doubt as to whether this infrastructure will be delivered in the short term. Argue that the ambitious population targets outlined in the upcoming LAP for Blarney will not be achieved unless additional lands to the west of the N20 are earmarked for development.</p> <p>Outlines reasons why subject lands should be considered appropriate for development and states that connectivity to the site can be secured through minimal interventions to existing road infrastructure. The proposed upgrades will allow for these lands to be developed in conjunction with adjacent lands at Knocknasuff, which are the subject of a separate submission (Ref. DLAP16-11476918.)</p>	<p>Roads – realistically only one way in/out of site, significant gradient issues exist, existing road less than 3m wide – widening proposal very difficult (really a matter for CCC to undertake works, developer funded – long term maintenance issues due to existing & proposed embankments), existing junction constraints (i.e. proximity of junctions, geometry, sightlines, etc.). Also, Waterloo Road constraints from a junction and road capacity perspective. Moreover, development likely to cause congestion issues in Blarney village as a whole, where there is limited scope to cater for same. Resources would be better directed towards Ringwood and Stoneview sites, as these sites have the potential to be serviced in a more feasible and positive manner, from an infrastructure perspective, having multi-transport mode options.</p> <p>No Change Proposed.</p>
Blarney	DLAP16-16-11804197	Mr Sam Vickery, Ardamadane, Blarney, Co. Cork and Dan Sheehan, Stoneview, Blarney, Co. Cork	<p>Emphasises the pressing need for housing and submission states that it is prudent to allow for additional provisions with respect to Stoneview that allow, irrespective of proposed phasing, for:</p> <p>Temporary access solutions to allow development to proceed.</p> <p>Allow for small scale development where it can be proven that Station Road, and existing services can accommodate such development.</p>	<p>It is proposed to revise the Phasing and Infrastructure Provision for the Stoneview site.</p> <p>Proposed Amendment See Amendment No's BM .03.02.02</p>
Blarney	DLAP16-16-12428399	Patrick Pyne	<p>The R-02 residentially zoned lands is considered unsuitable for development as existing road network in Blarney is at capacity with the traffic flow from Tower and Waterloo also causes congestion in this area. Existing infrastructure for water supply and sewerage is also at capacity. An additional residential development on this site would only exacerbate the existing difficulties. Any additional development would also compromise the tourist ambiance in core area of Blarney.</p>	<p>It is considered that the current policy approach is appropriate for this site.</p> <p>No Change Proposed.</p>
Main Towns Macroom				
Macroom	DLAP16-16-12417705	De La Salle College,	<p>Request that site overlooking the town park to the south which has been included in the Draft LAP as an Opportunity Site "The River Quarter" is reserved for educational facilities as set out in the text as follows 'Education facilities could also be accommodated and offers an opportunity for</p>	<p>This submission relates to lands that are covered by the provisions of the Macroom Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council</p>

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			<p>educational facilities to integrate with sports grounds and playing pitches across the River'.</p> <p>Outlines the importance of retaining this area for educational development as it's the preferred site for a school for De La Salle College. The question of access to this area is crucial and requests this specific location and access point be retained free from other development or its ability to be used for educational purposes will be jeopardised.</p>	<p>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.</p> <p>However some additional text recognising the DoES request for a primary and post primary school sites in the Town will be included.</p> <p>Proposed Amendment See Amendment No. BM.3.3.02</p>
Macroom	DLAP16-16-12473958	John White	<p>Notes that a small portion of the eastern part of his lands (and approx. 1 acre of adjoining landowners land Michael Kelleher) are included in the development boundary and zoned residential. Planning permission was granted for 7 no. dwellings (plg ref 14/54003) just west of this zoned residential area and also for an Access Relief Road (Coloured green in attached map). Submission proposes that all of the field which these houses are part of should be zoned residential along with the area already zoned. Indicates that the zoned business lands (to the north) is inappropriate as ample sites remain vacant in existing business parks closer to Town core. Proposes that the lands in question should be designated Special Policy Area / Residential. The Draft Plan shows a large area at risk of flooding and the submitter indicates that this is not the case and the area is far less susceptible to flooding. A contour map has been submitted to show levels and rising ground. If the adjoining stream did flood then water would flow due south towards the road and river. Small overflow only noted from stream to the north in the last 15 years.</p>	<p>This submission relates to lands that are covered by the provisions of the Macroom 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.</p> <p>No Change Proposed.</p>
Macroom	DLAP16-16-12465621	Nial Murphy	<p>Queries whether the ACA for Macroom is to be dropped as close to the entire Town centre is categorised as an ACA or is it to be reduced as the Town Centre is now redefined. Submitter questions whether the correct procedures followed in declaring the original ACA and RPS designations and asked the question - should this be reviewed? Notes that Blarney has only 4 RPS (8 for wider area) whereas Macroom has 53 structures designated as RPS. Recommend minor changes to text and proposes to include lands outlined in yellow to River Quarter. It also proposes that access to the River Quarter shall be retained as outlined in blue in attached maps and photograph. Suggests that Sleaveen Hill which is a significant buffer between Macroom Town and the Gearagh should be mentioned. Concerned that the site purchased by OPW for GS station is unzoned in new Plan. Requests that the relief road</p>	<p>This submission relates to lands that are covered by the provisions of the Macroom 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.</p> <p>No Change Proposed.</p>

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			should be a priority from south of main street/Cork Street.	
Other Settlements- Key Villages, Villages, Village Nuclei and Other Locations				
Aherla	DLAP16-16-10301862	Frank Walsh	Requests that the settlement boundary of Aherla to be expanded to the south to include a 3.7ha site for residential development.	It is proposed to extend the development boundary to ensure sufficient land is available. Proposed Amendment See Amendment No. BM.05.01.01 and Map in Appendix D
Ballymakeery /Ballyvourney	DLAP16-16-11873777	Seamus O' Cronin on behalf of Comhairle Pobail agus Cheantair Bhaile Mhuirne	Outline the need for a Floodlit All-Weather Astro Turf Pitch in Ballymakeera/Ballyvourney and request the inclusion of an appropriate location for this proposed facility for the community. It would provide the community with an important recreational facility. It states that 30,000 are already there to go towards this proposed facility, but there is no location available.	Text will be included to support this recreational facility. Proposed Amendment See Amendment No. BM.04.04.01
Cloghduv	DLAP16-16-11460709	Cloughduv Hurling Club	Requests that the existing Business Zoning B-01 be changed to "settlement boundary" and that part of the Open Space Zoning O-01 are changed to "settlement boundary" This submission relates to a land transfer between Dairygold Co-operative Society Ltd and Cloughduv GAA.	It is proposed to change the zoning of B-01 and a small part of O-01 to "Settlement Boundary" Proposed Amendment See Amendment No. BM.05.01.02
Cloghduv	DLAP16-16-11874002	Dairygold Co-operative Society Ltd	Requests that the existing Business Zoning B-01 is changed to "settlement boundary" and that part of the Open Space Zoning O-01 be changed to "settlement boundary" This submission relates to a land transfer to be executed between Dairygold Co-operative Society Ltd and Cloughduv GAA.	It is proposed to change the zoning of B-01 and a small part of O-01 to "Settlement Boundary" Proposed Amendment See Amendment No. BM.05.01.02
Coachford	DLAP16-16-12466131	Andrew Ashford and Marian O'Leary	Requests that the existing village development boundary be kept in place and supports the Councils initiatives contained in the Urban Regeneration and Housing Act, 2015 Welcomes reference to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant as the submitter maintains that the majority of undeveloped sites remain vacant or idle due to constraints in the public infrastructure such as waste water treatment facilities. Encourages favourable consideration to any proposals for larger detached dwellings/self-build options at lower densities as an alternative to medium or high density developments which would be dependent upon accessing public services. Notes Councils policy to discourage development on elevated sites but it should however reconsider its position	General Objectives set out the overarching objectives that apply to all Key Villages Under each individual Key Village there are development boundary objectives that apply to a particular village where appropriate. Also there are Specific Objectives relating to each village. Cork County Council has regard to the Sustainable Residential Development in Urban Areas – Guidance for Planning Authorities May 2009. The approach taken in these Draft LAP follow the principles set out in the Ministerial Guidelines. DB-01 Within the development boundary encourages the development of up to 116 additional dwelling units during the plan period. No Change Proposed.

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>regarding proposals to locate developments on a slightly elevated gradient, especially if they are clearly sited away from low lying flood zones and have sufficient natural screening.</p> <p>Preference should be given to development in areas that are accessible to the local amenities by making use of existing footpaths, particularly to the south, west and east of the village. The submitter also proposed that new house designs respect the character, pattern and tradition of existing places and existing landscapes while also promoting sustainable approaches to housing by encouraging energy efficient designs and layouts.</p>	
Coachford	DLAP16-16-11866606	Elizabeth O'Sullivan	<p>Requests that the existing village development boundary be kept in place and supports the Councils initiatives contained in the Urban Regeneration and Housing Act, 2015 by encouraging the use of undeveloped vacant or idle sites within the Coachford village development boundary given the current lack of housing stock.</p> <p>Welcomes the Draft LAP reference to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant as the submitter maintains that the majority of undeveloped sites remain vacant or idle due to constraints in the public infrastructure such as waste water treatment facilities. In addition, the submitter encourages the council to give favourable consideration to any proposals for self-build options at lower densities as an alternative to medium or high density developments which would be dependent upon accessing public services. While it is noted that it is the council's policy to discourage development on elevated sites it should however reconsider its position regarding proposals to locate developments on a slightly elevated gradient, especially if they are clearly sited away from low lying flood zones.</p>	<p>General Objectives set out the overarching objectives that apply to all Key Villages</p> <p>Under each individual Key Village there are development boundary objectives that apply to a particular village where appropriate. Also there are Specific Objectives relating to each village.</p> <p>Cork County Council has regard to the Sustainable Residential Development in Urban Areas – Guidance for Planning Authorities May 2009.</p> <p>The approach taken in these Draft LAP follow the principles set out in the Ministerial Guidelines.</p> <p>DB-01 Within the development boundary encourage the development of up to 116 additional dwelling units during the plan period.</p> <p>No Change Proposed.</p>
Coachford	DLAP16-16-12467841	Micheal and Ronnie Dorney	<p>Requests that a strip of land (to the south and adjoining previously zoned lands in 2011) be included within the development boundary so as to accommodate a better design and layout for sites.</p>	<p>It is proposed to a make an adjustment to the development boundary</p> <p>Proposed Amendment</p> <p>See Amendment No. BM.04.05.01.</p>
Coachford	DLAP16-16-11865808 DLAP16-16-11864974	Padraig Murphy	<p>Requests that the existing village development boundary be kept in place and supports the Councils initiatives contained in the Urban Regeneration and Housing Act, 2015 by encouraging the use of undeveloped vacant or idle sites within the Coachford village development boundary given the current lack of housing stock.</p>	<p>General Objectives set out the overarching objectives that apply to all Key Villages</p> <p>Under each individual Key Village there are development boundary objectives that apply to a particular village where appropriate. Also there are Specific Objectives relating to each village.</p>

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			<p>Welcomes the Draft LAP reference to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant as the submitter maintains that the majority of undeveloped sites remain vacant or idle due to constraints in the public infrastructure such as waste water treatment facilities. In addition, the submitter encourages the council to give favourable consideration to any proposals for self-build options at lower densities as an alternative to medium or high density developments which would be dependent upon accessing public services. While it is noted that it is the councils policy to discourage development on elevated sites it should however reconsider its position regarding proposals to locate developments on a slightly elevated gradient, especially if they are clearly sited away from low lying flood zones.</p>	<p>Cork County Council have regard to the Sustainable Residential Development in Urban Areas – Guidance for Planning Authorities May 2009.</p> <p>The approach taken in these Draft LAP follow the principles set out in the Ministerial Guidelines.</p> <p>DB-01 Within the development boundary encourage the development of up to 116 additional dwelling units during the plan period.</p> <p>No Change Proposed.</p>
Courtbrack	DLAP16-16-11331595	Courtbrack Community Development Committee	<p>The scale of development in Courtbrack should be adjusted due to the lack of suitable public infrastructure and services, lack of amenities & failure to upgrade the existing poor road network. Argue that a further 66 dwelling units for Courtbrack is reckless and completely unsustainable. Flooding at Foxes Bridge has been exacerbated as a result of large scale development and the flooding implications for existing dwellings needs to taken into account. Further development in this settlement will lead to a doubling of treated effluent into Foxes Bridge, with significant negative implications for this spawning river. States that Courtbrack should not be designated as a Village and should revert back to been a Village Nuclei.</p>	<p>Intended to retain designation as a village and the current proposed appropriate scale of development.</p> <p>No Change Proposed.</p>
Courtbrack	DLAP16-16-12428041	Denis and Majella Cahill	<p>Requests the inclusion of 1.04 acres of lands within the development boundary so that lands are zoned for housing. Intention is to subdivide this plot to accommodate another dwelling. The settlement boundary is located further north and the submitter has noted that extensive lands have been deemed suitable for development further north with a very large number of dwellings constructed in Courtbrack in the recent past.</p>	<p>This site is isolated from the Courtbrack development boundary and is shown to be within Flood Zone A. Therefore it would not be appropriate to include within the village development boundary or zone the site for development.</p> <p>No Change Proposed.</p>
Courtbrack	DLAP16-16-12455939	Liam Jones	<p>Requests the zoning and inclusion of lands within the development boundary for housing. The lands are located to the south of the development boundary on the Shournagh Road and close to the bus stop. The submitter states that the lands are not prone to flooding as located over the Shournagh River.</p>	<p>A significant portion of these lands are shown to located within Flood Zone A and therefore it is not suitable for residential development and it would not be appropriate to include these them within the village development boundary.</p> <p>No Change Proposed.</p>
Courtbrack	DLAP16-16-	Liam O'Connor and	<p>State that the proposal for a further 66 houses is completely unsustainable as</p>	<p>Intended to retain designation as a village and the current proposed</p>

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	11333276	Catherine Kavanagh	the area has already been flooded several times since 2009 and there is an increased risk of flooding in the event of further development. There is no mention of implications of this in the draft plans nor implications for existing houses in the area and Foxes Bridge which the submitter sees as unacceptable. The concerns of residents in Foxes Bridge must be considered with any further development as there has been no improvement in amenities or infrastructure (roads, etc.) with the ongoing development over the past few years.	appropriate scale of development. No Change Proposed.
Courtbrack	DLAP16-16-12434526	O'Leary & O'Sullivan Developments	Confirms interest in residential development lands in Courtbrack and in the development of sustainable low density housing. The development of 12 homes per annum during the plan period is considered reasonable as services are available with the completion of the waste water treatment plant and water supply scheme 2011. It is requested that the Indicative flood risk extent be revised to better replicate the outputs of hydraulic modelling undertaken locally. Maintains that the maps included in the draft LAP indicative flooding zones within the Courtbrack development boundary are incorrect. This actual position on the ground is completely different to the Indicative flooding maps as no flooding event has even been recorded on the lands. Furthermore, a 1:1000 site specific flood risk assessment has been completed for the site. This report highlights the absolute inaccuracies of the Indicative flood extent contained with the LAP map.	Acknowledge flood study. Not intended to change indicative flood mapping. 3 no. submissions from this developer with similar proposals and documentation relating to similar issues. One of the submissions from an agent has additional points with 2 other subs similar from developer. No Change Proposed.
Courtbrack	DLAP16-16-10899495 DLAP16-16-12409522	O'Leary & O'Sullivan Developments	Welcomes the Council's decision to designate Courtbrack as a village settlement in the Draft LAP, reflecting the recent positive investment and development in the area which has included a public water supply scheme and village network scheme (water, storm and foul sewer), provision of a 350 p.e waste water treatment plant as well as social and community infrastructure improvements which include a new public playing pitch, car park, and extension to the local school. Development in the settlement has resulted in a reduction in rural housing activity in the hinterland of Courtbrack and provided a viable alternative to one-off houses. A 1:1000 year flood study has been completed, confirming no risk of flooding within the development boundary. To enable a proactive and positive approach to the realisation of	Acknowledge flood study. Not intended to change indicative flood mapping. No Change Proposed.

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			key aims in the plan, the submitter requests that the indicative flood risk extents be revised to better replicate the outputs of hydraulic modelling undertaken locally. It is considered that this approach would be consistent with the Councils Strategic Flood Risk Assessment for the plan and better reflect the much reduced reality of flood risks on the developer's lands.	
Crookstown	DLAP16-16-11845395	Frank Crowley	Request that the settlement boundary of Crookstown be extended to the south to include approximately 4.1ha of lands within the development boundary for residential development. Suggest that flood maps for Crookstown are not correct as show a lot of the land in question in Flood Zone A and make reference to planning ref: 14/04846 which states that flooding is not an issue at this location.	Substantial part of the site within Flood Zone A and therefore at risk of flooding. Peripheral from core of village. Sufficient land within development boundary to meet future requirements. No Change Proposed.
Crookstown	DLAP16-16-12415303	Ruden Homes	Promote the village of Crookstown to a Key Village so that if adequate infrastructure is provided to the satisfaction of Irish Water and if flooding issues are alleviated that low density housing, village housing, medium density housing and more specifically support residential development on a particular site. The lands in question had the benefit of full planning permission for the erection of 169 dwelling units (Ref. No. 06/8284 & ABP 04.222702). This permission included for the provision of a full waste water treatment plant to serve the entire village development area. The submitter has indicated that permission to extend the planning was refused under 12/6312 and has outlined his concerns. Further requests that that the planning authority indicate their acceptance and support for the concept of village development on the site to 2023 and beyond based on planning history and acceptable drainage and layout provision and assurance against flooding. Preliminary Flood Risk Assessment dated September 2016 is included.	It is proposed having regard to previous planning history that consideration will be given to an increased appropriate scale of development and an increase in size of an individual scheme in this settlement subject to flood risk and water services issues been addressed to the satisfaction of the Council. Proposed Amendment See Amendment No. BM.02.4.03, BM.05.01.05 and BM.05.01.06
Crookstown	DLAP16-16-12427770	Seamus Kelleher, Pdraig Kelleher and Colm Kelleher	Request that 0.69ha of lands be zoned and included within the development boundary to the south-west of Crookstown Village and adjoining Bellmount Mills. It forms part of the landowner holding part of which is already within the development boundary. The submitter considers that this area outside the village core is considered suitable for small groups of houses, detached housing, serviced sites and or self-build options.	Include lands within the development boundary. Proposed Amendment See Amendment No. BM.05.01.07
Crossbarry	DLAP16-16-	Cornelius Ring	Requests that the Draft LAP for the Blarney-Macroom Municipal District be	Parts of site at risk of flooding. Adequate provision of development

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	11804391		amended to extend the development boundary to the southwest of the village to include 5 acres of land to provide for Residential/Employment uses and amend the vision statement for Crossbarry to encourage the residential, employment and economic growth of the village. The lands adjoin the current development boundary making it a natural progression for the development of the area.	lands within the development boundary. No WWTP. No Change Proposed.
Killumney/Ovens	DLAP16-16-10793545	Anthony Twomey	Requests that no additional housing developments be constructed in the settlement of Killumney - Ovens as the services in the area are limited especially footpaths and public lighting.	Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development. No Change Proposed.
Killumney/Ovens	DLAP16-16-10182446	Eoin O Callaghan	Objects to the extension of the development boundary of Killumney Ovens for residential development opposite Eire Og GAA club as there is inadequate services to accommodate such development. There is no community park, very few footpaths, a small amount of inadequate public lighting and there is no link from Ovens settlement to the Killumney settlement. Traffic in the area has dramatically increased in the last number of years with the expansion of the GAA facility. Additional housing will generate more traffic and lead to worse road conditions in the Ovens area. The roads in the area are dangerous due to poor alignments and are quite dangerous to walk around. Acknowledges that there is a housing need in the Cork area, Ovens is not the place to facilitate this unless there are huge improvements in the roads infrastructure as there is traffic chaos during school time, funerals and GAA fixtures. Expansion of the Ovens area would be a failure by Cork County Council given that Councillors have indicated that there is currently no funding for any infrastructure upgrades. There is ample land with outstanding planning permissions that could be built before zoning additional lands.	Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development. No Change Proposed.
Killumney/Ovens	DLAP16-16-11803884	Frank & Michael McCarthy	Seeks to remove the specific reference and requirement for the provision of a pitch for Killumney United Football Club from the X-01 objective for the c.10 hectares as outlined in the Draft LAP. X-01 Special Policy Area. Site with potential for village centre/mixed use development. The development of this site is subject to the provision of a pitch for Killumney United Football Club. It is considered that the requirement to provide a pitch should be removed from the X-01 objective or alternatively, to make it clear that the pitch can be provided on lands outside the X-01	The provision of playing pitch is an important consideration of this central site. No Change Proposed.

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			objective. Furthermore, it is not considered appropriate that objective X-01 should make specific reference to one specific sporting body/group. Zonings are to be applied on a land use basis and should not be personalised or made specific to one group or organisation.	
Killumney/Ovens	DLAP16-16-11863310	Frank and Caroline Crowley	<p>Extend the settlement boundary of Ovens to the south east and the Killumney boundary to the north west so to allow for an appropriate scale of development while protecting the proposed N22 route corridor with a more appropriate 100 metre route protection corridor proposed (previously proposed 300m in place to date).</p> <p>The subject lands are situated between the villages of Killumney and Ovens and the current N22 national primary route passes to the north, while the L2216 passes to the south. The River Bride flows along the southern boundary of the site.</p> <p>It is considered suitable for development given its location on the edge of Metropolitan Cork, the significant nearby employment centres and the proposed provision of road and cycling transport links. It is claimed that lands also have the capacity to deliver the proposed development as outlined in the enclosed Infrastructural Feasibility Review. It is also considered that the development of the subject lands will consolidate the settlement and produce a more coherent settlement boundary.</p>	<p>Killumney/Ovens has significant water services constraints. There is sufficient land within the expanded development boundary as shown in the Draft Plan to accommodate the scale of development proposed for this settlement over the lifetime of the plan.</p> <p>The site in question is located largely within the route selection corridor for the proposed N22 Road.</p> <p>It is essential to protect the width of the Corridor from development to enable the proposed N22 Ballincollig to Macroom Road to be constructed. Currently, environment impact studies, habitat studies or archaeological studies have not taken place for the proposed route. Reducing the Corridor width will create serious consequences for Cork County Council to implement its plan for the proposed N22 Ballincollig to Macroom Road due to the proximity of housing development. Cork County Council has committed to supporting TII with the construction of the proposed N22 as one of its Planning Objectives in the County Development Plan.</p> <p>No Change Proposed.</p>
Killumney/Ovens	DLAP16-16-12465906	Joe McCarthy	<p>Requests property (house on 0.71 acres) to be included within the Killumney Development boundary.</p> <p>The property is the 2nd last house on the left on the Grange road cul-de-sac. The submitter maintains that the property cannot affect the proposed N22 'Emerging preferred Route Corridor' given its location, relative to the adjacent properties which are considered closer to the route corridor and were recently granted planning permissions for development at the IDA lands, EMC lands and for two no. dwellings in the area.</p>	<p>Killumney/Ovens has significant water services constraints. There is sufficient land within the expanded development boundary as shown in the Draft Plan to accommodate the scale of development proposed for this settlement over the lifetime of the plan. The site in question is located largely within the route selection corridor for the proposed N22 Road.</p> <p>It is essential to protect the width of the Corridor from development to enable the proposed N22 Ballincollig to Macroom Road to be constructed. Currently, environment impact studies, habitat studies or archaeological studies have not taken place for the proposed route. Reducing the Corridor width will create serious consequences for Cork County Council to implement its plan for the proposed N22 Ballincollig to</p>

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				<p>Macroom Road due to the proximity of housing development. Cork County Council has committed to supporting TII with the construction of the proposed N22 as one of its Planning Objectives in the County Development Plan.</p> <p>No Change Proposed.</p>
Killumney/Ovens	DLAP16-16-12473446	Joe McCarthy	<p>Requests land (on 5ha acres) to be included within the Killumney/Ovens Development boundary</p> <p>Given that properties on both sites of the lands in questions have already been included within the DB i.e. lands across from the N22 and across from the River Bride have already been included.</p> <p>Maintains that the current local area plan overstates the flood risk for lands in the area and that the lands in question are located across the river with any flooding issues to be addressed at planning application stage.</p> <p>A letter and map from engineering consultants dated the 9.2.05 has been included and states that 'in relation to the smaller plot, (containing the graveyard) that the proposed route will not impact this site. Access to the Old Church and graveyard will always have to be preserved for visitors, regardless of what happens to the local roads, so too will the access to submitter property at that point. The submitter maintains that it is extremely onerous to have the access to his 5 hectares sterilised as there is regular access through to the graveyard gate by visitors. A letter of support from a Director of EMC dated the 19.7.11 attached which supports the inclusion of these lands in the development boundary. However, there was no agreement between submitter and EMC for any enterprise and development.</p>	<p>Killumney/Ovens has significant water services constraints. There is sufficient land within the expanded development boundary as shown in the Draft Plan to accommodate the scale of development proposed for this settlement over the lifetime of the plan. The site in question is located largely within the route selection corridor for the proposed N22 Road. It is essential to protect the width of the Corridor from development to enable the proposed N22 Ballincollig to Macroom Road to be constructed. Currently, environment impact studies, habitat studies or archaeological studies have not taken place for the proposed route. Reducing the Corridor width will create serious consequences for Cork County Council to implement its plan for the proposed N22 Ballincollig to Macroom Road due to the proximity of housing development. Cork County Council has committed to supporting TII with the construction of the proposed N22 as one of its Planning Objectives in the County Development Plan.</p> <p>No Change Proposed.</p>
Killumney/Ovens	DLAP16-16-11457946	K Burke	<p>Requests that no additional lands be zoned in the settlement of Killumney - Ovens as the services in the area are extremely poor, the school is at capacity already and traffic is extremely dangerous.</p>	<p>Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development.</p> <p>No Change Proposed.</p>
Killumney/Ovens	DLAP16-16-10912363	Killumney United FC	<p>Request the retention of text within Special Policy Objective X-01 which includes the provision of a pitch for Killumney United Football Club as proposed in the Draft Plan for Killumney Ovens. The club need 5ac to meet their future needs.</p>	<p>The provision of playing pitch is an important consideration of this central site.</p> <p>No Change Proposed.</p>
Killumney/Ovens	DLAP16-16-11474100	Margaret & Kevin Mullins	<p>Requests the local authority to reconsider the extent of the proposed development boundary for Killumney Ovens in the Draft LAP to include an elevated 3ha site that is adjacent to Ovens bridge in order to satisfy the natural, organic growth of the</p>	<p>Remote from core and will lead to further fragmentation of development and infrastructure.</p> <p>Development boundary has already been extended and there is a lack of water services.</p>

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			community in a sustainable manner. The proposed housing cluster is located immediately north and adjacent to the existing N22 with three family homes on the site at present. It is elevated and clear of flooding risks. While a number of the existing residents within the cluster already have direct access into the N22, it is not envisaged that further development be allowed to increase the number of such accesses until the existing N22 is realigned.	No Change Proposed.
Killumney/Ovens	DLAP16-16-10222845	Mr A O Reilly	Requests that no additional lands be zoned in the settlement of Killumney - Ovens as the services in the area are extremely poor especially the watermain near the submitter's house which has broken three times this year proving limited capacity for additional pressure. Any further housing developments in this area would be detrimental to the area which has serious traffic problems at present, no footpaths or public lighting.	Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development. No Change Proposed.
Killumney/Ovens	DLAP16-16-10205215	Mr .R O' Keefe	Requests that no additional lands be zoned in the settlement of Killumney - Ovens as the services in the area are extremely poor and submitter concerned that any further housing developments would be detrimental to the area.	Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development. No Change Proposed.
Killumney/Ovens	DLAP16-16-11458095	Mrs S. Twomey	Submission proposes that there be no additional housing in Ovens/Killumney as settlement is unable to cater for additional housing at present due to serious traffic issues and the lack of footpaths and public lighting.	Intention is to generally retain the development boundary as per Draft Plan and that infrastructure shall be built in tandem with future development. No Change Proposed.
Killumney/Ovens	DLAP16-16-12468043	Patrick and Loretto O'Regan	Proposes extending the development boundary of Killumney/Ovens to include a 2 acre stretch of land to the south-west of the village and south of the route corridor. The driving range and associated car park adjoins the lands to the north with Apsley Court to the south.	This site is close to the selected route corridor for the proposed N22 Road, however it appears that site will not impact on the route corridor. Amendment Proposed Amendment No BM.04.07.02 and Map Change in Amendment D
Killumney/Ovens	DLAP16-16-11874131 DLAP16-16-12409273	RSM Ireland	Request with regard to a 4.95ha site inside the settlement boundary of Killumney/Ovens the following provisions: 1. That Killumney/Ovens be designated as a Key Village within the Metropolitan Cork Gateway recognizing its unique development potential, and to differentiate it from other smaller key village settlements within the Blarney Macroom Municipal District; 2. That related population/ housing projections for the settlement be presented as targets and not thresholds; 3. That paragraph 4.7.10 be revised by removing the current per application restriction of no more than 50 dwellings per individual housing developments;	The current appropriate scale of development is considered appropriate given the water services constraints. No Change Proposed.

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			4. That focused infrastructural objectives be devised for Killumney/Ovens to ensure that lands designated for development are not constrained by unnecessary infrastructural constraints.	
Tower	DLAP16-16-12467653	Camel Ring	Concerned about the proposed inclusion of lands within the development boundary of Tower for development as per Draft LAP and the impact properties in Senandale estate. Outlines the existing flooding issues in Senandale estate which is at a lower level and includes regular flooding of the estate, sewerage systems backing up, issue with manholes, constant use of sandbags in heavy rain as well as subsidence issues and insurance issues.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12455761	Cloghroe National School	Cloghroe National School purchased 6.5 acres of land in 2016 directly across the road from the school building, formerly owned by Muskerry Golf Club and adjacent to the River Sheep. Intention is to use this as a car park to facilitate school, parents and staff use as limited parking at present. There are 520 pupils and a staff of close to 50 with traffic congestion a serious problem. Request the Council to work with the school and use this opportunity to realign the road and facilitate the provision of a car park and to make available a safe-crossing and traffic control so that this very dangerous stretch would be much safer for all road users, pupils, parents, community and people attending church services.	Additional text will be included to support the provision of a car park to serve the school. Amendment Proposed See Amendment No. BM.04.08.02
Tower	DLAP16-16-11876345	Coleman Brothers (Developments) Ltd. (in receivership)	Request that the subject site be specifically zoned for R-01: Residential Development. The zoning objective should provide for the density and housing mix to be generally in accordance with the permission granted by An Bord Pleanála under PL 04.221641. Requests that 40 house cap be removed but if it is proposed to be retained then it should be amended to clarify that the cap will not apply to this site.	Current scale considered appropriate. No specific residential zonings within the Development Boundary of lower order settlements. Density and housing mix to comply with the Sustainable residential development in Urban Areas guidelines 2009 and the relevant density objectives as outlined in CDP 2014. No Change Proposed.
Tower	DLAP16-16-12433046	Denis & Sylvia Sexton	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The Senandale Estate is prone to frequent and regular severe flooding as shown in attached photos which have resulted in resident unable to attain insurance. The estate and surrounding area have experienced worrying levels of flooding with obvious flooding on the lands in question which adjoin the estate. Recent individual	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing

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			one-off dwellings to the north of Senandale estate have exacerbated the flooding situation and any proposals for large scale development could make matters worse.	flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12467328	Denis McCarthy	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The Senandale estate and surrounding area have experienced worrying levels of flooding with obvious flooding on the lands in question which adjoin the estate and which will exacerbate the flooding situation. There is a stream at the back of the submitters house which causes flooding to the back gardens and use of sandbags in order to prevent flooding of dwellings.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-11849956	Denis O'Shea	Supports the initiative to extend the development boundary of the Key Village of Tower to include the subject lands of c.8.5ha. Proposes that the restriction on the overall quantum of development, and on an individual application, should be removed for all the Key Villages. It should be up to the prospective developer to make the case for the level of development proposed in accordance with the CDP 2014 - 2020.	Retain the development boundary as proposed in the Draft LAP – these lands have already been included in the Draft LAP 2016. No Change Proposed.
Tower	DLAP16-16-12418705	Dolores O'Sullivan	Strongly opposed to the inclusion of lands in the Draft LAP for development which are located to the south-west of Tower and adjoining Senandale Estate which is already prone to flooding annually. The submitter states that this flooding problem at Senandale, Woodlands and Cloghroe Church has not been addressed by the Council and additional development in the catchment will exacerbate the problem which is caused by a lack of capacity in the river channel downstream. The development of more lands will increase the flooding and any commitment to development in the Cloghroe Stream catchment by the Council would require a huge financial investment in infrastructure by the Council. A letter and photographs addressed to the County Manager and County Engineer highlighting the flooding issues in the area and the extensive unauthorised land drainage works being carried out upstream from the house have been attached. Suggest that the SFRA is deficient in that, while it does not show flooding at the Cloghroe junction, it only considers the main river (the River Shournagh in the case of	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03

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			Cloghroe) and does not appear to have looked at the minor tributaries which actually drain the area.	
Tower	DLAP16-16-12466548	Eddie Murphy	Strongly opposed to the inclusion of lands in the Draft LAP for development which are located to the south-west of Tower and adjoining Senandale Estate which is already prone to flooding and which has become a serious problem in recent years after prolonged flooding. Notes that Senandale estate is low lying and adjacent to the Sheep River which results in flooding up to the estate after heavy rain. The recently built housing on land to the north of the estate and the rerouting of the public road from the entrance to Senandale to the top of Tower Hill has also caused extra flooding in the estate.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12431023	Enda O'Sullivan	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The estate and the lands in question are prone to flooding with flood waters from the winter flooding of 2015/2016 damaging property i.e. gates and tarmac in front driveway. Notes that flood insurance now unavailable in Senandale estate.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12428603	Fiona and Larry Keenan	Flooding concerns in Senandale estate outlined. Objects to the proposed inclusion of lands in the Draft LAP to the west of the estate and to the south west of Tower as outlined in attached map. The submitter states that the additional lands to the south-west of Tower that are now included within the development boundary as per Draft LAP have flooded each winter and additional development in the area shall exacerbate the flooding issue. Unable to currently get flood protection insurance for their house. Subsidence is also an issue due to dampness and regular flooding. Requests a full flood survey of the area prior to inclusion of lands within the development boundary.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12468304	Frank and Nora Forbes	Strongly opposed to the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The lands in question to the north and west of Senandale are prone to increased flooding in recent years with back gardens and the entrance to the estate susceptible to flooding as outlined in photos. Submitter notes that flood insurance now unavailable in Senandale estate.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
				See Amendment No. BM.04.08.03
Tower	DLAP16-16-12473821	Jim and Jean Kieran	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The lands in question which are located to the north and west of Senandale estate are prone to increased flooding in recent years with photos attached of flooding in their front and back garden. The overflowing of sewers is also a health hazard with raw sewerage flowing in gardens when flooded.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12417546	Jim and Therese Luttrell	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The western and northern parts of the estate and the lands in question are prone to flooding on a regular basis with increased volumes of water in the recent past. The rear gardens have been banked up to reduce flooding and the agricultural lands in question provide a flood plain which submitter states may be preventing a complete flood disaster from occurring to the whole estate. The stream at the rear garden flows to the Owennagearagh River through a culvert under the R579. The culvert and stream is at the west end of submitter's garden. Any future development of these lands which adjoin the estate to the west and north will exacerbate the flooding situation and have a detrimental effect on an already serious flooding problem.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12426843	John O'Keeffe	Request the inclusion of 4ha of landholding within the development boundary for a mixed use development. Lands are immediately north of the lands within the development boundary and can accommodate services including foul and storm sewers, ESB, Telephone with rights retained to connect to these services by the landowner. Storm water disposal can be accommodated by the existing stream along the eastern site boundary. Lands close to Tower shops, church, school, post office and sports facilities.	Retain the development boundary as proposed in the Draft LAP. Provision has been made for ample lands in the Draft Plan and the intention is to retain the development boundary as proposed in the Draft LAP. No Change Proposed.
Tower	DLAP16-16-12417225	Jorg & Helen Koster	Supports the inclusion of additional lands within the development boundary of to the south west of Tower as per Draft LAP as considered suitable for additional housing given the proximity to the village and the school. The submitter notes that there is a shortage of housing in the area.	Retain the development boundary as proposed in the Draft LAP. No Change Proposed.
Tower	DLAP16-16-11705333	Kevin McDonnell & Paul Coburn	Supports the inclusion of lands within the development boundary of Tower in the Draft LAP which is considered a natural extension of the development boundary as lands are located to the	There is sufficient land within the development boundary to cater for planned growth over the lifetime of the plan. Retain the development boundary as proposed in the Draft

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			south-west of the village and considered a natural extension of the boundary. The lands are 5.81ha in area and are in agricultural use. Located to the west of the junction of two regional roads, the R617 Blarney Road and the R579 Kanturk Road at the south-western end of the village. They comprise three separate fields, the southernmost of which is at a lower level and provides a gated access off the R579 local road.	LAP. No Change Proposed.
Tower	DLAP16-16-12434353	Kevin McDonnell and Paul Coburn	Supports the inclusion of 5.81ha of lands within the development boundary to the south west of Tower Village as it is considered a natural extension of the development boundary. Indicate that initial flood assessment shows that the development of the land will not increase flooding in the area and may in fact improve the current situation.	There is sufficient land within the development boundary to cater for planned growth over the lifetime of the plan. Retain the development boundary as proposed in the Draft LAP. No Change Proposed.
Tower	DLAP16-16-12467498	Michael O'Riordan	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. Senandale estate is already prone to increased flooding in recent years with flooding of gardens; manhole covers lifting and overflowing sewers. Additional development in the area should not be considered by the Council as the flooding issue will be increased and the Council have a duty of care to existing residents in Senandale.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-11602646	Mr. Frank Forbes, Chairman Senandale Residents Association and Mr. Jim Luttrell, Secretary, Senandale Residents Association, C/o 12 Senandale, Cloghroe, Co. Cork,	The residents are concerned with the level of existing flooding to the rear of the Senandale Estate and any new development to the west or north west would contribute to flooding in the area. Maps, photographs and an engineering report describe the extent of flooding in the area. The extension of the development boundary to include an additional 14.5ha of lands for residential development at this location would make the flooding problem worse and would contravene the Section 28 Flood Risk Management Guidelines 2009. There is sufficient land zoned elsewhere within the settlement of Tower to cater for the projected demand and submission includes a sequential test to support this point as it shows lands located closer to the village which can accommodate the quantum of new development identified for Tower.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-10901554	Muskerry Homes Ltd.	Welcome the inclusion of the 2.86ha site within the settlement boundary of Tower. However, consider that the current limit of 40 units in any scheme will lead to the piecemeal development of multiple schemes and is unnecessary given the size and scale of the	Retain the development boundary as proposed in the Draft LAP – these lands have been included. The current appropriate scale of an individual scheme which is 40 is considered appropriate and it is not proposed to change it.

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			settlement. Request that the limit on any one scheme in Tower is increased to 60 units. This would represent a more realistic scale of development for the size of the settlement and its ability to absorb additional residential development.	No Change Proposed.
Tower	DLAP16-16-12430600	Noel O'Connell	Supports the inclusion of additional lands to the south-west of Tower within the development boundary as per Draft LAP as considered suitable for additional housing given the proximity to the shops, school, church, sporting clubs, a good transport system and adequate infrastructure. The submitter's aim is to purchase dwellings in the area in the future and their options are limited at present as little or no housing is available in the area.	Retain the development boundary as proposed in the Draft LAP. No Change Proposed.
Tower	DLAP16-16-12428794	Patrick Nolan	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The Senandale estate and surrounding area have been designated as susceptible to flooding as per 2011 local area plan map attached and have experienced severe flooding on the lands in question as per photos attached. Any future development of these lands which adjoin the estate to the west and north will exacerbate the flooding situation. At present this flooding issue has resulted in residents being unable to attain insurance.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12473707	Peter and Eileen Singleton	Strongly opposed to the inclusion of lands in the Draft LAP for development which are located to the south-west of Tower and adjoining Senandale Estate which is already prone to flooding as shown in photos. Submitter has experienced flooding over the last 23 years in this estate with severe flooding in their garden, sewers backing up and these lands adjacent to Senandale subject to immense flooding as shown in photos. Noted that the flooding has spiked over the last 8 years and additional development in the area will exacerbate the problems. This area has been geographically coded as a flooding and subsidence zone with Insurance Companies now declining to give insurance quotations for this address. Submitter states that the residents will hold Cork County Council liable for any damage caused to homes by future flooding.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12418225	Philip Cox	Strongly opposed to the inclusion of lands in the Draft LAP for development which are located to the south-west of Tower and adjoining Senandale Estate which is already prone to flooding annually. The Council are involved in clearing the flooding near the Church which often happens even after a few days rain. The submitter states that a Council engineer indicated in a meeting	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			that no development in the Senandale/Cloghroe area should be considered given the risk of flooding to the properties and especially the gardens in this estate. Insurance Companies are now declining to give insurance quotations for this address.	flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12466301	Stephen and Siobhan Lane	Flooding concerns (past and future) in Senandale estate and surrounding area outlined including flooding issues and rising water levels to the T-Junction and into gardens after extensive rainfall. Requests an engineering solution to prevent these rising floodwaters. The submitter is not in favour of additional lands for development in the area given the topography and gradients of Cloghroe environs which would result in additional flooding in Senandale estate.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12473581	Ted and Katherine Riordan	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The Senandale estate is prone to frequent and regular severe flooding as shown in attached photos which have resulted in resident unable to attain insurance. Concerns outlined for existing and future residents in any new developments in the area as building on flood plains inappropriate and reckless.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12433175	Vincent Browne	Not in favour of the proposed inclusion of additional lands to the south-west of Tower within the development boundary. The Senandale estate and the lands in question are prone to flooding from the rising water levels in the river across the road. Any future development of these lands which adjoin the estate to the west and north will exacerbate the flooding situation and affect the sale value of properties in the estate.	Retain the development boundary as proposed in the Draft LAP. Intend to include text requiring that any future development of the lands in question will require the preparation of a comprehensive flood risk assessment of lands and environs including proposals showing clearly that any development will not give rise to flood risk to adjoining properties including showing how existing flooding issues can be addressed. Amendment Proposed See Amendment No. BM.04.08.03
Tower	DLAP16-16-12427576	Vincent O'Keeffe	Supports the inclusion of additional lands to the south-west of Tower within the development boundary as considered suitable for additional housing given proximity to the school, church and post office and requests that 0.2ha of land adjoining this extension be included.	This is a small extension to the development boundary which is considered acceptable. Amendment Proposed See Amendment No. BM.04.08.01 and Map Change in Appendix D
Tower	DLAP16-16-10864707	Whitebon Development s Ltd.	Requests that the settlement boundary of Tower to be expanded in order to include a 1.73ha satellite development to the north-west of the main settlement. It is proposed to extend the development boundary out to the site	There is sufficient land within Tower to meet all future needs over the lifetime of the plan. The Draft Plan has proposed a number of boundary extensions to increase the amount of available land. These

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			along the Kerry Road and to include the existing cluster of houses and St.Senans Cemetery within the new village boundary. The site is located approx. 900m north west of the centre of the settlement along the Kerry Road, in the townland of Coolflugh. A visual impact study of the lands in question has been included.	lands are not contiguous to the development boundary and are in fact well removed from the development boundary of Tower. Therefore these lands are not considered appropriate for inclusion. No Change Proposed.
Tower	DLAP16-16-11843581	Zwena McCullough, Olwyn and Douglas Venn, Torquil Quigley and Charles Colthurst	<p>Request that Plan recognises the international significance of St. Ann's Hydro in Tower and implement best practice policies as outlined in International, National and Regional policy documents at a Local Authority level. To protect and enhance the unique historic character of the Blarney/ Tower landscape and to remove "residential" proposals from the zoning of area X-01 in Tower and X-01 in Blarney in favour of zoning which would encourage the development of the vastly under-realised tourism potential to the Blarney/ Tower area.</p> <p>Includes a number of recommendations as follows; That the significance of the Blarney/ Tower historic landscape and the accompanying tourism potential should be recognised and safeguarded by Cork County Council.</p> <p>That a robust landscape protection and Heritage protection policy for the St Ann's Hydro site, recognising the sites significance which allow for sensitive tourist/ amenity related development proposals and where residential is removed completely from the zoning proposals in X-01 and that the settlement boundaries of Tower and Blarney are adhered to.</p> <p>That policies and zoning be put in place where zoning for land use considers the potential impacts on the historic character of the historic character of the Blarney/ Tower landscape as matter of precedence.</p> <p>The Draft LAP should be amended to include a tourism section with specific objectives appropriate to this level of plan and that the council place adequate protections into the Draft LAP in order to fully implement the County Development Plan Policies on Tourism, particularly CDP Policy TO 2-1: Protection of Natural, Built and Cultural Heritage:</p> <p>That zoning implement policies for tourism and landscape protection as outlined in the National Landscape Strategy, The Cork County Development Plan and the National Tourism Policy for</p>	<p>The X01 Special Policy zoning objective included in the Draft LAP and intention is to retain this proposal which includes for a dual policy approach to the conservation/restoration of the remains of the Hydropathetic Establishment with the provision for small scale low density residential development to the eastern and north western part of the site.</p> <p>Part of the objective states that development proposals shall be carefully considered and supported by a detailed Conservation plan for both the protected structures and the setting of the same. The Conservation Plan shall include a historic landscape appraisal etc. It is further considered that the 'residential zonings' proposed for the X-01 and X-02 would not affect the protection and enhancement of the unique historic character of the Blarney/ Tower landscape.</p> <p>No Change Proposed.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Executive's Opinion
			<p>Ireland.</p> <p>That the historic feel of the area be protected through policies which prevent the attrition/ synergistic effects of the accumulation of small insensitive changes (e.g. one-off housing, residential development, and inappropriate commercial) on the historic character of the area which dilutes the historic feeling of an area.</p> <p>Precedence should be given to the legibility of the visual appearance and the tangibility of the historical and mythical character of the area.</p> <p>Proactive steps should be taken to promote the unique historic character and international significance of sites within the Blarney /Tower landscape.</p> <p>That the zoning of the Hydro site and the former Blarney Hotel site (B X-01) be reserved exclusively for a compatible use.</p>	

Appendix B Chief Executive's Recommended Amendments to the Draft Blarney Macroom Local Area Plan

Amendment Ref.	Draft Proposed Change	Page No.																																												
	Section 1: Introduction																																													
BM.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.																																														
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	<table border="1"> <thead> <tr> <th>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-Macroom</td> <td>43,398</td> <td>Blarney, Macroom (Macroom 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>	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-Macroom	43,398	Blarney, Macroom (Macroom 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	
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BM.01.07.01	<p>Approach to Town Council Development Plans Delete Paragraph 1.7.6 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>	12																																												

Amendment Ref.	Draft Proposed Change	Page No.
	<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 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> <p>Note: This change refers to the text of the draft plan only.</p>	
BM.01.07.02	<p>Amend paragraph 1.7.25 to read 'regeneration sites have been identified in all some towns.</p> <p>Note: This change refers to the text of the draft plan only.</p>	18
BM.01.07.03	<p>Flood Risk Assessment and Management</p> <p>Delete text and insert new text after Objective IN-01 as follows;</p> <p>Managing Downstream Flood Impacts.</p> <p>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 to adverse on the standard of defence provided.</p> <p>Note: This change refers to the text of the draft plan only.</p>	20
BM.01.07.04	<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> <p>Note: This change refers to the text of the draft plan only.</p>	21
BM.01.07.05	<p>Traffic and Transport</p> <p>Insert new paragraph and maps relating to the Cork Cycling Network Plan after paragraph 1.7.45 as follows;</p> <p>Cork County Council and Cork City Council have prepared a cycling network plan for the Cork Metropolitan area and surrounding towns. The objective of the 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 map is "U5 Blarney and Tower" which shows the details of proposed cycling network proposals for Blarney and Tower. Further details can be found in the Cork Cycle Network Plan.</p>	21
BM.01.07.05	<p>Transport Strategy for Metropolitan Area</p> <p>Insert additional paragraph after 1.7.45 as follows;</p> <p>Transport Strategy for Cork Metropolitan Area will be prepared during 2017 and its</p>	21

Amendment Ref.	Draft Proposed Change	Page No.
	<p>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 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.</p> <p>Note: This change refers to the text of the draft plan only.</p>	
BM.01.07.06	<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. 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 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>	18
BM.01.07.07	<p>Insert the following new paragraph in the section on the City Gateway's Initiative: "Initially this initiative will focus on aesthetic and environmental improvements in these areas in advance of an integrated Land Use and development framework to be conducted in collaboration with the relevant stakeholders including, relevant landowners, Cork City Council, the National Transport Authority and Transport Infrastructure Ireland."</p> <p>Note: This change refers to the text of the draft plan only.</p>	19
BM.01.08.01	<p>Strategic Land Reserve and Active Land Management</p> <p>Amend 'Strategic Land Reserve' Text, See Appendix B6</p>	22
Section 2: Overall Strategy		
BM.02.03.01	<p>The Blarney Macroom Municipal District</p> <p>Delete Table 2.1 and insert revised Table 2.1 revised settlement list See Appendix B1</p> <p>Note: This change refers to the text of the draft plan only.</p>	36
BM.02.04.01	<p>Growth Strategy</p> <p>Revise Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Blarney and Macroom Towns and insert explanatory text after table. see Appendix B2</p>	38
BM.02.04.02	<p>Growth Strategy</p> <p>Revise Paragraph 2.4.8 as follows;</p> <p>An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 1,251 927 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.</p> <p>Note: This change refers to the text of the draft plan only.</p>	39
BM.02.04.03	<p>Insert * beside Crookstown and insert the following text at end of Table 2.3 as follows;</p> <p>*An increase in the number of additional dwellings could be considered subject to addressing water services and flood risk constraints</p>	

Amendment Ref.	Draft Proposed Change	Page No.															
BM.02.05.04	<p>Note: This change refers to the text of the draft plan only.</p> <p>Employment Land Supply</p> <p>Insert revised Table 2.4 Employment Land Supply as follows</p> <table border="1" data-bbox="331 340 1161 510"> <thead> <tr> <th colspan="3">Table 2.4 Employment Land Supply</th> </tr> <tr> <th>Town</th> <th>Business (Ha)</th> <th>Industrial (Ha)</th> </tr> </thead> <tbody> <tr> <td>Blarney</td> <td>33.30</td> <td>-</td> </tr> <tr> <td>Macroom</td> <td>21.22 12.22</td> <td>16.8</td> </tr> <tr> <td>Total</td> <td>54.52 45.52</td> <td>16.8</td> </tr> </tbody> </table> <p>Note: This change refers to the text of the draft plan only.</p>	Table 2.4 Employment Land Supply			Town	Business (Ha)	Industrial (Ha)	Blarney	33.30	-	Macroom	21.22 12.22	16.8	Total	54.52 45.52	16.8	44
Table 2.4 Employment Land Supply																	
Town	Business (Ha)	Industrial (Ha)															
Blarney	33.30	-															
Macroom	21.22 12.22	16.8															
Total	54.52 45.52	16.8															
BM.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 Blarney Macroom 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. The district has one of the most important tourist attractions in the country at Blarney Castle. Macroom is identified in the Urban Archaeological Survey of County Cork with a Zone of Archaeological Potential (ZAP). 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> <p>Note: This change refers to the text of the draft plan only.</p>	44															
BM.02.06.02	<p>Heritage</p> <p>Insert text relating to Cultural Heritage (Múscraí Gaeltacht) after Paragraph 2.6.12 as follows;</p> <p>The Múscraí Gaeltacht area of the Blarney Macroom Municipal District has a unique culture, language and environment and requires careful treatment so that any development which may occur recognises, supports, strengthens and complements its linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Baile Mhic Íre/Baile Bhúirne and Béal Átha an Ghaorthaidh. Other significant settlements include Cúil Aodha, Réidh na nDoirí, and Cill na Martra.</p> <p>It is important to continue to promote employment and development opportunities in the Múscraí Gaeltacht that provide jobs and support local social and community activities.</p> <p>The Council and Acadamh Fódhla have prepared the Múscraí Gaeltacht Conservation, Management and Interpretation Plan 2016-2030 which recognises that the Múscraí is an incredibly vibrant place. It is a place where the character of its people and landscape are both intertwined and co-dependent. Change always occurs. The role of this plan is to help the people of Múscraí manage that change and protect the core significant aspects of the region in which they live. Ultimately, it is envisaged that this document will help make the Gaeltacht become a better place in which to work, live and visit. This plan is a valuable resource which can inform future initiatives within the Gaeltacht area.</p> <p>The Cork County Development Plan, 2014 in Section 12.5 Cultural Heritage sets out the Councils policy on Gaeltacht and Linguistic Heritage and includes a specific objective HE5-3 for Gaeltacht Areas which outlines the policy approach for the future development of these areas.</p> <p>Note: This change refers to the text of the draft plan only.</p>	44															

Amendment Ref.	Draft Proposed Change	Page No.
BM.02.07.01	<p>Large Scale Retail Warehousing</p> <p>Delete Paragraph 2.7.2 and replace with revised text as follows;</p> <p>2.7.2 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance.”</p> <p>“The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. Specific criteria regarding such developments are set out in the Retail Planning Guidelines as follows;</p> <ul style="list-style-type: none"> a) Will accommodate a range of predominantly bulky goods under one roof, together with a range of customer facilities (e. restaurant, crèche), on a scale which requires a regional, if not national, population catchment; b) Is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that proposals can demonstrate the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes; c) Will be served by existing or planned public transport services; d) Will make adequate provision for those opting for home delivery of goods other than by private car; e) Will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and f) Will take account of the vitality/viability criteria in respect of city/town centres set in the Retail Planning Guidelines and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre locations. <p>Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b) and (c) above.</p> <p>The potential impact of a retail warehouse in excess of 6,000 sq. m. will need to be carefully examined in the context of this guidance.</p> <p>Note: This change refers to the text of the draft plan only.</p>	
BM.02.07.02	<p>Outlet Centres</p> <p>Amend Section 2.7 by including the following after the sub section on Large Scale Retail Warehousing.</p> <p>Outlet Centres</p> <p>Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012)</p>	41

Amendment Ref.	Draft Proposed Change	Page No.
	<p>describes outlet centres as ‘groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.’ Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:</p> <p>‘The success of these outlet centres depends on attracting customers from a wide catchment area, and from the tourism sector. When they are located out-of-town on greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.’</p> <p>‘It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.’</p> <p style="text-align: center;"><i>Retail Planning Guidelines for Planning Authorities (2012)</i></p> <p>Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.</p> <p>Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies.</p> <p>Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> • will accommodate predominantly the retailing of end-of-season or discontinued items; • demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations; • demonstrate ability to reinforce existing tourism sector; • the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy; • the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities; • is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes; • will be served by existing or planned public transport services; • will make adequate provision for private car use; • will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and, • will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location. <p>Note: This change refers to the text of the draft plan only.</p>	

Amendment Ref.	Draft Proposed Change	Page No.
BM.02.07.03	<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>g) 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>h) 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>i) 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>j) 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>k) 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 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.</p> <p>Note: This change refers to the text of the draft plan only.</p>	47
BM .02.07.04	<p>Insert additional text heading and paragraph after Section 2.2;</p> <p>National Planning Framework (NPF)</p> <p>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.</p> <p>Note: This change refers to the text of the draft plan only.</p>	

Amendment Ref.	Draft Proposed Change	Page No.
	Section 3: Main Towns	
BM .03.01.01	<p>Introduction</p> <p>Delete Section 3.1 and replace with revised text including revised Table 3.1, see Appendix B3.</p> <p>Note: This change refers to the text of the draft plan only.</p>	48
	Blarney	
BM .03.02.01	<p>Blarney</p> <p>Delete paragraph 3.2.11 under Population and Housing as follows:</p> <p>Uncertainty has been introduced by the delay in progressing the M20. There is no longer any imminent prospect of the M20 being delivered but the need to provide housing is now an even more urgent priority for the Council.</p> <p>Note: This change refers to the text of the draft plan only.</p>	52
BM .03.02.02	<p>Blarney-Stoneview Urban Expansion Area</p> <p>Revise text and Table 3.4 as set out in Appendix B4</p> <p>Note: This change refers to the text of the draft plan only.</p>	61-67
BM .03.02.03	<p>Blarney Ringwood New Residential Development</p> <p>Insert additional text and revise Table 3.5 as set out in Appendix B4</p> <p>Note: This change refers to the text of the draft plan only.</p>	68-72
BM .03.02.04	<p>Blarney -Specific Development Objectives-Utilities</p> <p>Revise text in U-01 and delete existing Objective U-02 and replace with new Objective U-02, see Appendix B4</p> <p>Note: This change refers to the zoning map for the settlement only</p>	76
BM .03.02.05	<p>Blarney Stoneview</p> <p>Revise line of U-09 Park Access Road</p> <p>Note: This change refers to the zoning map for the settlement only</p>	76
	Macroom	
BM.03.03.01	<p>Amend Section 3.2 to remove references to the lands that are covered by the provisions of the Macroom Town Development Plan (2009). The land use zoning map will also be revised to exclude the area covered by the Town Development Plan. Please refer to Appendix B5 for text and Appendix D for Maps.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement.</p>	80-98
BM.03.03.02	<p>Insert additional text after Paragraph 3.3.31 referring to DoES requirement for school sites as follows;</p> <p>The Council will work with the Department Of Education and Skills to deliver a primary and post primary schools in Macroom Town.</p> <p>Note: This change refers to the text of the draft plan only.</p>	88
BM.03.03.03	<p>Show line of N22 Route on Macroom Environs Map.</p> <p>Note: This change refers to the zoning map for the settlement only</p>	98
	Section 4 Key Villages	
	Ballingeary	
BM.04.03.01	<p>Insert Flood Risk* in Objective O-01</p> <p>Note: This change refers to the text of the draft plan only.</p>	113

Amendment Ref.	Draft Proposed Change	Page No.
BM.04.03.02	<p>Insert additional text in DB-01 as follows;</p> <p>Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period. In order to secure sustainable population growth proposed appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the Water Framework Directive and protect the Gearagh SAC and SPA, need to be provided where not already available , in advance of the commencement of discharges from new development permitted in this settlement.</p> <p>Note: This change refers to the text of the draft plan only.</p>	113
	Ballymakeery/Ballyvourney	
BM.04.04.01	<p>Insert Flood Risk* in Objective O-01</p> <p>Note: This change refers to the text of the draft plan only.</p>	119
BM.04.04.02	<p>Insert following text after Paragraph 4.4.18 supporting provision of a all weather pitch as follows;</p> <p>The Council will support the provision of an all weather pitch to serve the needs of the community.</p> <p>Note: This change refers to the text of the draft plan only.</p>	116
BM.04.04.03	<p>Insert revised map showing areas that overlap with the St.Gobnet's Wood SAC removed from the development boundary and an extension to the O-01 Open Space Zoning. See Appendix D</p> <p>Note: This change refers to the zoning map for the settlement only</p>	120
	Coachford	
BM.04.05.01	<p>Insert revised map showing extension to development boundary.</p> <p>Note: This change refers to the settlement map only</p>	125
BM.04.05.02	<p>Insert Flood Risk * in O-01</p> <p>Note: This change refers to the text of the draft plan only.</p>	124
	Killumney/Ovens	
BM.04.07.01	<p>Insert revised map showing route corridor for the N22.</p> <p>Note: This change refers to the settlement map only</p>	135
BM.04.07.02	<p>Insert revised map showing extension to development boundary.</p> <p>Note: This change refers to the settlement map only</p>	135
BM.04.07.03	<p>Insert additional text in Paragraph 4.7.15 as follows;</p> <p>The Killumney Road also needs to be upgraded including the provision of public lighting and footpaths.</p>	132
	Tower	
BM.04.08.01	<p>Insert revised map showing extension to development boundary.</p> <p>Note: This change refers to the settlement map only</p>	141
BM.04.08.02	<p>Insert the following text in Paragraph 4.8.17 as follows;</p> <p>The Council will work with Cloghroe N.S to encourage the provision of a car park to serve the school.</p> <p>Note: This change refers to the text of the draft plan only.</p>	138
BM.04.08.03	<p>Insert additional text after Paragraph 4.8.16 relating to preparation of a Flood Risk Assessment before any development is permitted on lands in the south west of the village as follows;</p> <p>Any development on the lands to the south west of the village will require the preparation of a comprehensive flood risk assessment of those lands and their environs showing clearly that any development will not give rise to flood risk to adjoining properties and include proposals to address existing flooding issues in the area.</p>	137

Amendment Ref.	Draft Proposed Change	Page No.																				
	Note: This change refers to the text of the draft plan only.																					
	Section 5: Villages, Village Nuclei and Other Locations																					
	Villages																					
	Aherla																					
BM.05.01.01	Insert revised map showing extension to development boundary. Note: This change refers to the settlement map only	151																				
	Cloughduv																					
BM.05.01.02	Insert revised map showing changes to the B-01 Business zoning and alteration to the boundary of the O-01 open space zoning. Note: This change refers to the settlement map only	153																				
	Clondrohid																					
BM.05.01.03	Insert revised map showing extension to development boundary. Note: This change refers to the settlement map only	155																				
	Courtbrack																					
BM.05.01.04	Insert Flood Risk * in Objective O-01 Note: This change refers to the text of the draft plan only.	156																				
	Crookstown																					
BM.05.01.05	Insert a new paragraph after 5.1.22 as follows; Given the location of Crookstown Village midway between Ballincollig and Macroom and recent planning history consideration could be given to the provision of up to 120 additional dwelling units during the plan period subject to normal planning consideration and provided water services infrastructure and flood risk constraints can be resolved to the Council's satisfaction. And Insert additional text in DB-01 as follows; "Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period. An increase in the number of additional dwellings could be considered subject to addressing water services and flood risk constraints. (See Paragraph 5.1.23). Note: This change refers to the text of the draft plan only.	158																				
BM.05.01.06	Revise Table 5.1 with regard to Overall Scale of Development and Normal Recommended Scale of any Individual Scheme for Crookstown as follows; <table border="1" data-bbox="292 1592 1414 1888"> <thead> <tr> <th colspan="5">Table 5.1. Scale of Development for Villages in Blarney-Macroom Municipal District</th> </tr> <tr> <th>Villages</th> <th>Existing Number of Houses Q1 2015 (Geodirectory)</th> <th>Growth 2005 to 2015 (Geodirectory)</th> <th>Overall Scale of Development (No. of houses)</th> <th>Normal Recommended Scale of any Individual scheme.</th> </tr> </thead> <tbody> <tr> <td>Crookstown</td> <td>92</td> <td>27</td> <td>40*</td> <td>15-25</td> </tr> <tr> <td>Total Villages</td> <td>1083</td> <td>-</td> <td>575</td> <td>-</td> </tr> </tbody> </table> <p>*An increase in the number of additional dwellings could be considered subject to addressing water services and flood risk constraints.</p> Note: This change refers to the text of the draft plan only.	Table 5.1. Scale of Development for Villages in Blarney-Macroom Municipal District					Villages	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme.	Crookstown	92	27	40*	15-25	Total Villages	1083	-	575	-	
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Villages	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme.																		
Crookstown	92	27	40*	15-25																		
Total Villages	1083	-	575	-																		
BM.05.01.07	Insert revised map showing extension to development boundary Note: This change refers to the settlement map only	159																				

Amendment Ref.	Draft Proposed Change	Page No.
	Crossbarry	
BM.05.01.11	<p>Insert new DB-03 as follows;</p> <p>Support the provision of recreational facilities within the village.</p> <p>Note: This change refers to the text of the draft plan only.</p>	160
	Inchigeelagh	
BM.05.01.08	<p>Insert additional text in DB-01 as follows;</p> <p>Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period. In order to secure sustainable population growth proposed appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the Water Framework Directive and protect the Gearagh SAC and SPA, need to be provided where not already available , in advance of the commencement of discharges from new development permitted in this settlement.</p> <p>Note: This change refers to the text of the draft plan only.</p>	162
BM.05.01.10	<p>Insert new DB-06 as follows;</p> <p>Support the provision of a public car park to serve the school and the church and the provision of a childrens playground.</p> <p>Note: This change refers to the text of the draft plan only.</p>	162
	Upper Dripsey	
BM.05.01.09	<p>Insert Flood Risk * in O-01 and O-02</p> <p>Note: This change refers to the text of the draft plan only.</p>	176
	Village Nuclei	
	Ballinagree	
BM.05.02.01	<p>Insert revised map showing extension to development boundary</p> <p>Note: This change refers to the settlement map only.</p>	185
	Carrigadrohid / Killinardrish	
BM.05.02.02	<p>Insert Flood Risk * in O-02</p> <p>Note: This change refers to the text of the draft plan only.</p>	192
	Toon Bridge	
BM.05.02.03	<p>Revise zoning Objective O-01 as follows;</p> <p>Open Space. This area is within the floodplain of the Toon River. Lands to remain predominantly open and rural in character, with some opportunities for recreation or amenity type uses. Parts of the zone are within the Gearagh Special Protection Area. These parts of the zone are not suitable for development. Development in other parts of this zone is 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 the SPA and nearby SAC.</p> <p>A buffer zone will be required between any development proposed for this zone and the SPA. The size of the buffer zone will be determined at project level.</p> <p>The boundary of Toon Bridge overlaps with the Gearagh Special Protection Area. Development in Toon Bridge will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.*</p> <p>Note: This change refers to the text of the draft plan only.</p>	228

Appendix B1

Amendment No. BM.02.03.01

Table 2.1: Distribution of Population within the Blarney Macroom Municipal District 2011			
	Settlement	Estimated Population 2011	%
Towns(2)	Blarney (2,437), Macroom (3,879)	6,316	15%
Key Villages (7)	Ballineen-Enniskeane, Ballingeary, Ballymakeery/ Ballyvourney, Coachford, Grenagh, Kilmoney/ Ovens, Tower	8872*	20%
Villages (16)	Aherla, Aghabullogue, Cloghduv, Clondrohid, Courtbrack, Crookstown, Crossbarry, Dripsey, Inchigeelagh, Kilnamatyra, Kilmurry, Model Village (Dripsey), Newcestown, Rylane/ Seiscne, Stuake/ Donoughmore, Upper Dripsey		
Village Nuclei (25)	Ballinacurra/Brinny, Ballinagree, Bealnamorive, Berrings, Canovee, Carrigadrohid/ Killinardrish, Carriganimmy, Cloghroe, Coolea, Farnanes, Farnivane, Firmount, Fornaght, Kilbarry, Knockavilla/ Old Chapel Cross, Lissarda, Lower Dripsey, Matehy, Murragh, New Tipperary, Reananerree, Rusheen, Toon Bridge, Tooms, Upton		
Other Locations (7)	Bealnablath, Farran/ Farran Lower, Gougane Barra, Gurranes, Iniscarra, Srelane Cross, Waterloo		
Rural Areas**		28,210*	65%
Total population		43,398	
* Village and Rural Populations are estimated figures			

Appendix B2

Amendment No. BM.02.04.01

Insert revised Table 2.2 as follows;

	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (ha)	Estimated Housing Yield
Blarney	2,437	7,533	2,566	103	153.47	3,146 3,555
Macroom	3,879	4,536	571	23	66.9 60.9*	1,184
Main Towns	6,316	12,069	3,034	126	220.37 214.37	4,330 4,739
Villages	8,872	12,070	2,105	--	--	1,526
Rural	28,210	25,833	741	--	--	--
Total Villages and Rural	37,082	37,904	2,846	--	--	1,526
Total for District	43,398	49,973	5,880	126	220.37 214.37	5,856 6,265
Estimated Strategic Land Reserve for this Municipal District is 94.37Ha 88.37Ha						
*Includes 55ha of residentially zoned land from the Macroom 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. In the case of the Metropolitan Town of Blarney additional land is proposed at Ringwood, Area for New Residential Development, in order to increase the amount of zoned land to meet some of the Strategic Land Reserve/Headroom deficit in the Metropolitan Cork Strategic Planning Area identified in Chapter 2 Core Strategy of the CDP 2014. The development of this land will also contribute towards the delivery of the Stoneview Urban Expansion Area as a lot of the key roads and water services infrastructure required is common to both developments thereby reducing the per unit cost of infrastructure investment and strengthening the economic feasibility of the projects.

The core strategy requires the village network to accommodate 2,105 units the current appropriate scale of development would allow 1,526 units. However an analysis of water services infrastructure would indicate that only 927 units could be accommodated. Therefore the balance of 1,178 (579 plus 599) additional units will have to be accommodated in the 2 Main Towns of Blarney and Macroom.

In order to accommodate 1,178 units approximately 47ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 173ha leaving a headroom of 41.37ha.

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

Appendix B3

Amendment No. BM.03.01.01

1.1 Introduction

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 Blarney and Macroom as set out in this Plan.

Table 3.1: Population, Households and Net New Houses for Main Towns							
	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
Macroom	3,879	4,536	497	468	23	66.9 60.9*	1,184
Blarney	2,437	7,533	2,255	2,566	103	153.47	3,146 3555

*Includes 55ha of residentially zoned land from the Macroom Town Development Plan, 2009.

Approach to Plan Preparation

1.1.2 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 shown for reasons beyond the County Council's control). **A core retail shopping area has been identified in Blarney.**

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 Blarney a Regeneration Area has 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 B4

Amendment No. BM .03.02.02

Stoneview Urban Expansion Area

Policy Background

- 3.2.67 The Stoneview site was first identified as suitable for the development of a new neighbourhood in the Blarney Kilbarry Special Local Area 2005 and was later identified in the 2011 Blarney Electoral Area Local Area Plan where the objective for the site was to facilitate the development of the site in line with the approved masterplan.
- 3.2.68 A masterplan was prepared for the site which was adopted by Cork County Council in November 2006. This masterplan is a non statutory document. It provides a vision for the new settlement, neighbourhood centre and associated amenities. The master plan includes a contextual urban design framework for development of the overall site taking account of the physical social and economic context of Blarney.
- 3.2.69 The development of such a large site in close proximity to the suburban rail network offers a major opportunity to achieve high modal shift therefore providing new homes at this location, where residents can gain easy access to high quality rail from the outset, is a priority for Cork County Council.
- 3.2.70 Following on from the adoption of the masterplan, planning permission was granted for the first phase of development involving 864 **housing units** and significant roads infrastructure. However the downturn in the economy and infrastructure related issues, in particular provision of road access, have held up the commencement of the project to date. Delivering this key development and the associated road/ rail infrastructure is a significant part of the Cork County Councils development framework for Metropolitan Cork.
- 3.2.71 In reviewing this Local Area Plan the current masterplan acted as a background document which provided guidance on the policies and objectives applicable to this site. It is intended to carry forward the bulk of the masterplan layout and principles into this Plan, with some adjustment to take account of current conditions. The intention is that those principles as amended will guide the future development of the site. On that basis this plan intends to set out a clear pathway the future development of the Stoneview site.

Context

- 3.2.72 The Stoneview ~~Major~~ Urban Expansion Area is approximately 1.8km north of Blarney on the northern side of the N20 National Primary Road and the Dublin to Cork railway line. The site is approximately 154 ha in size and **shared amongst 5 principle landowners.** ~~a number of landowners.~~
- 3.2.73 The lands are ~~divided east-west~~ **bounded to the south-west** by the **Cork-Dublin** railway line, with approximately 122 hectares to the north between the railway line and the Ardamadane and Curraghnaught local roads. This part of the land is traversed by Station Road which leads north from Blarney and splits the site into two halves. The remaining 32 hectares lies between the railway line and the N20.
- 3.2.74 The lands north of the railway line are in agricultural use. Some of the land south east of Station

Road was run privately for about 5 years as a pay and play golf course but closed in 2004 and the land reverted back into agricultural use. The lands south of the railway line are in a mix of uses including agricultural, some residential, storage and distribution and Blarney Business Park.

Proposals for Stoneview Major Urban Expansion Area

- 3.2.75 The site will accommodate a mixed use development to include at least ~~2,100~~ **2,600** residential units, associated community facilities, a town centre, school sites, parks, a railway station and a park and ride facility and employment uses over a number of phases. Development within each phase should vary in terms of type and density in order to avoid uniformity in design.
- 3.2.76 Each phase will include the number of residential units, employment uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The phasing will provide a framework within which proposals for the development of individual sections can be co-ordinated and each development phase has been subdivided into individual pockets of land uses with a development objective. These objectives are set out below and include residential, town centre, open space, educational and employment uses.
- 3.2.77 Development on the site will be guided by the Character Area descriptions set out in the masterplan and having regard to the Departments Sustainable Residential Development in Urban Areas Guidelines accompanying Design Manual and the Cork County Council's Residential Estates Design Guide, 2011.
- 3.2.78 It is a target of this plan to achieve a range of housing densities across the site. This will allow a range of house types and densities to be provided which supports ~~rail~~ public transport while also providing a choice of units for family needs. While restrictive policies are in place to protect rural landscapes from urban generated housing, support is required in the provision of attractive alternatives for family housing in developments like Stoneview. Hence this project will aim to provide a mix of dwelling types from smaller 2 bedroom units to 4/5 bedroom units at an overall density level that supports public transport by allowing higher density development to be located in close proximity to the proposed railway station which fans out to Medium A and Medium B density residential development with some low density provision for serviced sites at points furthest from the railway line. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.

Environment

- 3.2.79 A Strategic Environmental Assessment was carried out as part of the preparation of Stoneview Masterplan. A Habitats Directive Assessment Screening was undertaken in accordance with the requirements under the EU Habitats Directive and EU Birds Directive and Section 177 of the Planning and Development (Amendment) Act 2010.
- 3.2.80 A Preliminary Ecological Appraisal of the Stoneview site was carried out. The purpose of the appraisal was to assess the baseline ecological conditions for each site, to identify the key ecological resources to be retained, and where necessary identify the scope of further ecological surveys. The appraisal stated that there are no environmental designations pertaining to the development site nor is this area likely to be designated in the future. The site does not form part of any Natural Heritage Area, Special Protection Area, Special Area of Conservation, Statutory Nature Reserve or National Park. The site is considered suitable for development because it has largely agricultural habitats that are widespread.
- 3.2.81 No areas of exceptional ecological value were noted during survey work and similarly no rare or uncommon species of flora/fauna were noted. In general the land consists of a mixture of tillage ground and intensive grassland. Diversity is generally confined to the field margins such as hedges, strips of woodland and wet grassland. Some habitats of local value were noted including woodland to the south of the N20, and hedgerows and tree lines within the proposed development.

- 3.2.82 An area of woodland is located alongside the road which connects Blarney village to the N20. At the western edge there are mature beech and oak and this area is of local value. However most of this area is composed of Sitka spruce with native species confined to the margins.
- 3.2.83 The report identified some areas of greater sensitivity and it recommended a number **of** measures and additional surveys to be undertaken before development can take place. These include:
- A mammal survey to assess the potential for a badger sett and the presence of otter holt;
 - A bat survey to determine the use of tree lines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats;
 - Retain existing tree lines and hedgerows where possible;
 - Provide green spaces and/or corridors within the site to maintain habitat connectivity;
 - Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.
- 3.2.84 The undertaking of further surveys and **an** impact assessment resulting in targeted mitigation should enable the proposed development to proceed without any significant adverse effects on the ecology of the site or adjacent environment.
- 3.2.85 Springs are noted to be a common occurrence in this topography so more wet areas are expected. Control of groundwater and surface water will be required for environmental reasons and to maximise effective re-use of sub soils in the development.

Transportation and Road Network

- 3.2.86 The main access road from the site is Station Road which gives access to and from Blarney Town and Curraghnalaght to the north east. This is a narrow road which traverses the site north of the railway line, continues over the railway and the N20 via the Station Road railway bridge and a modern bridge respectively and then continues downwards into Blarney Village. The standard of the latter part of this road and the number of dwellings along the road is such that it is currently operating over its capacity and is not capable of supporting any additional traffic. There are currently no footpaths on the railway bridge and only narrow substandard footpaths on the road bridge. There are local country roads connecting the site with Killeens, which in turn have direct access to the N20 (Cork to Limerick Road) via the Killeens Cross Interchange.

Movement Principles

- 3.2.87 The masterplan set out in detail the approach to traffic and transportation movement within the site and how it connects to the existing local and national road networks. The key elements of the movement strategy for **the** Stoneview site are:
- Provision of a new interchange and bridge over the N20 **to replace the existing Blarney interchange;**
 - Extension of the existing N20 Dual carriageway northwards to facilitate provision of the grade separated interchange;
 - Provision of **a** link to two local collector roads which will skirt but not enter the town centre and include two road bridges over the rail line;
 - Network of primary and secondary roads, paths and cycle paths within the site;
 - Provision of a new railway station on site at Stoneview which will serve the existing town and the new development. The timescale for completion of the station on site will need careful consideration so that it coincides with the completion of the other infrastructure in the early phases of the development;

- Provision of a park and ride facility south of the railway station;
- Maximise the permeability of the development by ensuring appropriate pedestrian, cycle and vehicular linkages within the site and to surrounding areas;
- Minimise through traffic in the site;
- Ensure most residents are within a 5 or 10 minute walk from the new town centre and transport facilities.

3.2.88 Further detailed guidance on the design and layout of the road network and the movement strategy are set out in the masterplan which will be used to guide future development proposals on the site.

3.2.89 The traffic assessment carried out as part of the masterplan concluded that the Station Road would not be able to accommodate the volume of traffic generated from the site. ~~without significant redesign and construction along Station Road which would have had a serious impact on the existing fabric of the area.~~ Therefore an alternative new Blarney Link Road to the east of Station Road linking the N20 interchange with the R617 is proposed.

3.2.90 The proposed new Blarney Link Road has the following characteristics and advantages:

- It can accommodate the anticipated traffic volumes in and out of Stoneview in a safe manner;
- It can reduce the existing traffic loads on Station Road;
- It is proposed east of Station Road linking the R617 directly to the new N20 interchange and the new access routes to Stoneview;
- The existing Station Road can remain as it is from Blarney up to the existing N20 overbridge;
- The existing Station Road north of the N20 overbridge will become single carriageway and will be realigned as an underpass leading to the new Stoneview Upper Distributor Road and the Park and Ride;
- As described above, this single carriageway road will be traffic signaled to permit two-way traffic movements so as to facilitate existing residents of Station Road;
- The existing Station Road Rail Bridge will be for pedestrian and cycle use only;
- This road, as an alternative to the option shown in the SLAP linking the N20 interchange to Station Road Lower, provides a link from the N20 intersection and Stoneview to Blarney while avoiding any increase in traffic on Station Road;

Phasing

3.2.91 It is the objective of this plan to **regulate the set-out** logical and sequential phasing **of the development** that allows for an orderly development pattern and maximises the development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to **off-site** infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. The original masterplan included a phasing arrangement; however this has now been revised in this plan. **On site infrastructure is normally the responsibility of the developer and the County Council will only consider intervention where the delivery of new housing is likely to be significantly impeded.**

To facilitate the delivery of housing across the area as a whole, significant transport, water and

surface water infrastructure is required both on and off the site, with significant elements required at or close to the commencement of development. Ownership of the Stoneview site is shared amongst 5 principal landowners and it is considered that each will be able to deliver the appropriate on site infrastructure without public agency intervention. The principal on-site works required are summarized in Table 3.4 and are grouped into two Infrastructure Bundles, 'A' & 'B'. Providing water and waste water connections are available and off-site infrastructure proposals are secured (see Table 3.5), Infrastructure Bundle 'B' could be delivered independently of Infrastructure Bundle 'A'.

The County Council's main role in the Stoneview project will be to co-ordinate and secure the delivery of the relevant off site infrastructure, particularly the new road network necessary to serve the site and the railway station and train service. The County Council has recourse to its statutory powers to assist in the process of land acquisition, if necessary. The County Council will recoup this investment from individual developers through the provisions of section 47, 48 and 49 of the Planning & Development Acts, 2000, as amended, as the overall development progresses.

Where a development objective requires a developer to provide particular infrastructure or amenities in addition to the items referred to in Table 3.4 below, then an appropriate off-set will be considered in relation to the contributions payable

~~3.2.94 A total of three development phases (1, 2 and 3) are identified within the development site. This plan specifies, for each phase, the number of residential units, business uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.~~

~~3.2.95 The development will take approximately 10-15 years to complete if all the necessary finance and infrastructure is in place. For this reason development on the site should be phased to ensure the most efficient use of resources and the balanced, incremental growth of the town. The principal roads and services infrastructure will be constructed first which will facilitate subsequent construction being carried out with minimal need for construction traffic on public roads around the site other than the N20.~~

~~Phase 1. This phase of the development covers a developable area of approximately 38 ha (BL R-10, BL R-11, BL R-15, BL T-02) will provide at least 875 residential units which will consist of a mix of Medium A and High Density development. This phase will also include Phase 1 of the town centre, the reservation of land for a 16 classroom primary school, and the completion of the 12.82ha central park.~~

~~Phase 2. This phase of the development covers a developable area of approximately 29 ha (BL R-09, BL R-12, BL R-14, BL T-02) and will provide at least 700 residential units which will consist of a mix of Medium A, Medium B and High Density development. This phase will also include Phase 2 of the town centre, the reservation of land for a primary and secondary school, provision of a railway station and park and ride facility.~~

~~Phase 3. This phase of the development covers a developable area of approximately 29 ha (BL R-13, BL R-16 and BL R-17) and will provide at least 528 residential units which will consist of a mix of Medium A and Medium B including detached and/or serviced sites. This phase will also include the provision open space including playing fields.~~

Implementation and Infrastructure Provision

An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Plan sets out the construction responsibility and funding source for the required infrastructure see Table 3. 4. The principle infrastructure requirements for the site are; Water, Waste Water and Roads.

Water – Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of

their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.

Roads—Cork County Council will be responsible for the funding and construction of the key roads infrastructure to the site and within the site. All other required road infrastructure improvements will be the responsibility of the TII, NTA and the developers.

Rail—Irish Rail will be responsible for the development of the new railway station and the park and ride facility.

Bus—Future bus service provision and the potential for bus to meet the future public transport requirements for Blarney and the Stoneview lands will need to be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.

The Council will give separate consideration to the issues of funding of required infrastructure through development contributions. The Council is having discussions with the Department relating to Development Contributions. These discussions have not been concluded however the Council will agree on a suitable development contribution scheme for the provision of infrastructure for Stoneview Urban Expansion Area in due course.

The provision of the necessary infrastructure on this site involves the complex co-ordination of investment programmes by a number of infrastructure agencies involving land in a number of different ownerships.

To overcome these difficulties the County Council is proposing to co-ordinate development and infrastructure provision between the various agencies and landowners through the use of agreements under Section 47 of the Planning and Development Acts as described in Section 1.

Intending developers are advised to enter discussions with the County Council at an early stage so that proposals for the funding and delivery of infrastructure to support the proposed development can be agreed at the outset.

The infrastructure trigger points for each phase of the development are summarised in Table 3.4;

Table 3.4 Stoneview Principal On-Site Infrastructure Requirements

Prior to Commencement of Development	Type of Infrastructure	Responsibility for Delivery
	N20 Over bridge	Cork County Council
	Stoneview Upper and Lower Rail Bridges	Cork County Council
	N20 Widening	TII
	Blarney Link Road (Shean Lower Road)	Cork County Council
	Shean Upper, Stoneview Upper and Lower Distributor Roads	Cork County Council
	Park Access Road	Cork County Council
	Stoneview Upper Collector Road	Cork County Council
	Stoneview Lower Collector Road	Cork County Council
	Local Road Improvements (R617 and Station Road)	Cork County Council
	Upgrade pedestrian and cycleway facilities along Station Road	Cork County Council
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	SUDS Study	Cork County Council
	Suburban Rail Network Study	Irish Rail/Cork County Council/NTA
Phase 1		
	Stoneview Northern Access Road (South-East and North-West)	Developers

	Central Park	Developers
	Primary School 1 (subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Train Station (subject to agreement with IE)	Irish Rail
	Park and Ride (subject to agreement with IE)	Irish Rail
	Community Worship/Hall	Developers
	Drainage-	Developers/Cork County Council
	Utilities-	Developers/Utility Providers
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	Implement the provisions of the Cork Cycling Strategy	Cork County Council/Developers
Phase 2		
	Primary School 2 (subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Secondary School (subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
Phase 3	Provision of open space/playing fields	Developer
	Provision of access roads to service business lands	Developer

**Table 3.4: Blarney (Stoneview) Urban Expansion Area
Proposed On-Site Infrastructure Programme
Delivery Agency: Developer**

On-Site Infrastructure Bundle	Key projects	Notes	Delivery Programme
A	On-Site Road U-08*	To include water and waste water networks and surface water disposal network	Delivery of Bundle 'A' will facilitate development on the following zones:
	On-Site Road U-11*		
	Delivery of phase 1 of surface water management system		BL-R-09 BL-R-10 BL-R-11 BL-R-12
	Waste Water connection** to existing Irish Water Infrastructure		BL-C-01 BL-C-02
	Drinking water** connection to IW infrastructure		BL-T-02 BL-O-06
B	On-Site Road U-09*	To include water and waste water networks and surface water	Delivery of Bundle 'B' can be delivered independently of
	On-Site Road U-10*		

	On-Site Road U-11*	disposal network	Bundle 'A' providing water and waste water connections and off-site road infrastructure are available. Bundle 'B' will facilitate development on the following zones: BL-R-13 BL-R-14 BL-R-15 BL-R-16 BL-R-17 BL-C-03 BL-T-02 BL-0-07 BL-0-08
	Delivery of phase 2 of surface water management system		
<p>*Access to serve individual dwellings will not be permitted. New access will be to estate roads only</p> <p>**Can also be delivered as part of Bundle 'B'</p>			

**Table 3.5: Blarney (Stoneview) Urban Expansion Area
Proposed Off-Site Infrastructure Programme
Delivery Agency: Cork County Council**

Development Phase	No of Housing Units	Off-Site Infrastructure Project
Phase 1	Up to 1,250	Blarney Link Road (Shean Lower Road)
		N20 Over bridge (for later conversion to new N20 interchange)
		New road-over-rail bridge (No.1)
		Train Station (subject to agreement with IE)
		Local Road Improvements (R617 and Station Road)
		Pedestrian and cycleway facilities (Phase 1)
Phase 2	1,250 – 2,600	New road-over-rail bridge (No.2)
		Upgrade of N20 over-bridge to new N20 interchange.
		Park & Ride facility
		Walking/Cycling network (Phase 2)

Ringwood-Area for New Residential Development

Policy Background

- 3.2.100 The Ringwood site was identified in the Blarney Macroom Municipal District Local Area Plan Review, Public Consultation Document 14th December 2015 where it was suggested that additional housing land including the lands stretching east from Station Road towards the N20 and south to the R617 was required to be identified.
- 3.2.101 The development of these lands in close proximity to Blarney town centre, the Stoneview Urban Expansion Area and the suburban rail network offers the opportunity to achieve high modal shift. Delivering the development of these lands and associated road/ rail infrastructure is a part of the Cork County Councils development framework for Metropolitan Cork. Therefore these lands have been identified as an Urban Expansion Area and the plan sets out a clear pathway for the future development of the Ringwood site.

Context

- 3.2.102 The Ringwood Urban Expansion Area adjoins the existing development boundary approximately 1km east of Blarney town centre on the western side of the N20 National Primary Road and to the south of the Dublin to Cork railway line. This prominent site is approximately 56 ha in size with one landowner.
- 3.2.103 The Blarney Business Park is located across the N20 and is clearly visible from the northern and eastern sections of the site. The R-01 lands identified in the current local area Plan form the north eastern portion of the lands in question and have been incorporated into the urban expansion area.
- 3.2.104 The lands slope from the southern roadside boundary back up to the circular wooded area (Ringwood) which is fairly centrally located on the site. The lands continue to slope back down and upwards again towards the R-01 lands. Levels to the east and west of Ringwood slope away from this cluster of trees back down to the N20 to the east and to Station Road to the west. There is a smaller wooded area to the north east of the site which should be retained along with the existing hedgerows and hedging both within and along the site boundaries. The existing established dwellings fronting onto Station road back on to the western site boundary and established housing estates bounds the northern site boundary.
- 3.2.105 The lands are currently in agricultural use with a dwelling and associated outbuildings (with planning permission to convert to a dwelling) and a golf driving range at the south-western end of the site. Parts of the site are also used as a running/walking track. There are currently three entrances to the lands, with two entrances off the R617 along the southern site boundary and an agricultural entrance off Station Road.

Proposals for Ringwood

- 3.2.106 The site will accommodate a mixed use development to include up to ~~750~~ **1000** residential units, a neighbourhood centre and cultural/commercial uses over a number of phases. Development within each phase will include a variety of house types and sizes and a range of densities.
- 3.2.107 Each phase will include the number of residential units, amenities, the physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The phasing will provide a framework within which proposals for the development of individual sections can be co-ordinated and each development phase has been subdivided into individual pockets of land uses with a development objective. These objectives are set out below and include residential, neighbourhood centre and open space.

3.2.108 Development on the site will be guided by the phasing descriptions and having regard to the Departments Sustainable Residential Development in Urban Areas Guidelines, accompanying Design Manual and the Cork County Council's Residential Estates Design Guide, 2011.

3.2.109 The aim is to provide a range of densities across the site which will encourage a mix of house types to be provided which supports rail public transport while also providing a choice of units for family needs. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.

Environment

3.2.110 Prior to the commencement of any development on these lands an ecological appraisal would need to be carried out. The purpose of the appraisal would be to assess the baseline ecological conditions for each site, to identify the key ecological resources to be retained such as stands and lines of trees, and where necessary identify the scope of further ecological surveys. Initial investigations indicate that there are currently no environmental designations pertaining to the development site nor is this area likely to be designated in the future.

3.2.111 In general the land consists of a mixture of tillage ground and intensive grassland. Diversity is generally confined to the field margins such as hedges, strips of woodland and wet grassland. Some habitats of local value were noted including woodlands, hedgerows and tree lines within the lands. These woodlands should be retained and improved with ecological corridors maintained/provided to link them to lands outside the site.

3.2.112 A circular area of woodland known as Ringwood is a distinctive feature in the area and consists of an outer ring of trees including ash and oak. The internal area is dominated by Sitka spruce. Although the outer ring of trees is of ecological value, the internal area is of limited value. Another area of woodland is located to the north east in a wetland area adjoining the N20.

3.2.113 A number additional measures and surveys will need to be undertaken before development can take place. These include;

- A mammal survey to assess the potential for a badger sett and the presence of otter holts.
- A bat survey to determine the use of tree lines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats.
- Retain existing tree lines and hedgerows where possible as ecological corridors.
- Provide green spaces and/or corridors within the site to maintain habitat connectivity.
- Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.

3.2.114 The undertaking of further surveys and impact assessment resulting in targeted mitigation should enable the proposed development to proceed without any large adverse effects on the ecology of the site or adjacent environment.

3.2.115 There are some watercourses and possibly springs which when combined with the sites topography lead to there been a number of wet areas. Control of groundwater and surface water will be required for environmental reasons and to maximise effective re-use of sub soils in the development.

Transportation and Road Network

3.2.116 The main existing access road from the site is via the R617 to the south of the site which gives access to and from Blarney Town and the N20 to the east. The other existing access road is onto

Station Road to the west which joins the R617 to the south west. Station Road has limited capacity to accommodate additional traffic either from this site or the Stoneview site to the north.

3.2.117 Therefore an alternative new Blarney Link Road to the east of Station Road linking the N20 interchange with the R617 is required. This will involve the development of the N20 Over bridge to the north east and the Blarney Link Road (Shean Lower Road) running north south through the site linking the N20 overbridge/interchange with the R617. There will also need to be local road improvements (R617 and Station Road) carried out. **It is also proposed to include a link road east west from the proposed N20 Overbridge to Station Road.** The main access road into the site would be provided by a junction/roundabout at a suitable location on the proposed Blarney Link Road.

3.2.118 The proposed new Blarney Link Road has the following characteristics and advantages:

- It can accommodate the anticipated traffic volumes in and out of Ringwood in a safe manner.
- It can prevent additional traffic loads onto Station Road.
- It is proposed east of Station Road linking the R617 directly to the new N20 interchange.

3.2.119 The other key elements of the traffic and transportation movement strategy for Ringwood site are:

- Provision of collector roads to provide access to the east and western sections of the site.
- Network of primary and secondary roads, paths and cycle paths within the site.
- Maximise the permeability of the development by ensuring appropriate pedestrian, cycle and vehicular linkages within the site and to surrounding areas.
- Minimise through-traffic in the site other than along the Blarney Link Road.

Phasing

3.2.120 The timing of each phase of development is directly linked to infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development.

3.2.121 A total of three development phases (1, 2 and 3) are identified within the development site. This plan specifies, for each phase, the number of residential units, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.

3.2.122 The principal roads and services infrastructure will be constructed first which will facilitate subsequent construction being carried out with minimal need for construction traffic on public roads around the site other than the N20.

3.2.123 **Phase 1.** This phase of the development covers a developable area of approximately 4.4 ha (R-01) to the north of the site and will provide at least ~~80~~ 110 residential units which will consist of Medium A Density development.

3.2.124 **Phase 2.** This phase of the development covers a developable area of approximately 15.5 ha (R-04 and R-05) and will provide at least ~~280~~ 380 residential units which will consist of a mix of Medium A, Medium B Density development. Consideration may also be given to provision of a neighbourhood centre.

3.2.125 **Phase 3.** This phase of the development covers a developable area of approximately 22ha (R-06, R-07 and R-08) and will provide at least ~~390~~ 507 residential units which will consist of Medium A Density including detached and/or serviced sites.

Implementation and Infrastructure Provision

3.2.126 The Plan sets out the construction responsibility and funding source for the required infrastructure. The principle infrastructure requirements for the site are; Water, Waste Water and Roads.

Water - Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.

Roads - Cork County Council will be responsible for the funding and construction of the key roads infrastructure to the site and within the site. All other required road infrastructure improvements will be the responsibility of the TII, NTA and the developers.

Bus - Future bus service provision and the potential for bus to meet the future public transport requirements for Blarney, Stoneview lands and Ringwood lands will need to be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.

3.2.127 The Council will give separate consideration to the issues of funding of required infrastructure through development contributions. The Council are having discussions with the Department relating to Development Contributions. These discussions have not been concluded however the Council will agree on a suitable development contribution scheme for the provision of infrastructure for Ringwood Urban Expansion Area due course.

3.2.128 The infrastructure trigger points for each phase of the development are summarised in Table 3.5;

Table 3.6: Ringwood Principal Infrastructure Requirements for each Phase

Table 3.6: Ringwood Principal Infrastructure Requirements for each Phase		
Prior to Commencement of Development	Type of Infrastructure	Responsibility for Delivery
	N20 Over bridge	Cork County Council
	N20 Widening	TH
	Blarney Link Road (Shean Lower Road)	Cork County Council/ Developer
	Local Road Improvements (R617 and Station Road)	Cork County Council
	Provide a new link road east west from the Blarney Link Road to Station Road	Developer
	Upgrade pedestrian and cycleway facilities along Station Road	Cork County Council
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	SUDS Study	Cork County Council
	Suburban Rail Network Study	Irish Rail/Cork County Council/NTA
Phase 1		
	Drainage	Developers/Cork County Council
	Utilities	Developers/Utility Providers
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
Phase 2		
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
Phase 3		
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water

General Objectives

3.2.129 The following general objectives shall apply to all development within the development boundary of Blarney.

Local Area Plan Objective General Objectives for Blarney.	
Objective No.	
GO-01	Plan for development to enable Blarney to achieve its target population of 7,533 persons.
GO-02	Support the development of mixed use residential developments on the Urban Expansion Area at Stoneview and the Area of New Residential Development at Ringwood.
GO-03	Prepare a detailed Traffic, Transportation and Public Realm Strategy for Blarney. This plan should address: <ul style="list-style-type: none"> • the merits of introducing a one way system in Blarney, • The need for junction improvements and road widening on key approach roads, • The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town's main residential areas, schools, the town centre and the railway station complex.
GO-03	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of the plan.
GO-04	<ul style="list-style-type: none"> a) Ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant pedestrian and cycling routes linking the development to the railway station and the other principal areas of the town. b) In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.
GO-05	Ensure adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area.
GO-06	Promote the further development of Blarney as a key tourist destination.
GO-07	Support the completion of the proposed M20.
GO-08	Encourage the appropriate redevelopment of the X-01 site.
GO-09	Support the implementation of the Cork Cycleway Network Plan.
GO-10	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
GO-11	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.

Specific Objectives

3.2.130 The specific zoning objectives for Blarney are set out in the following table:

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
BL R-01	Medium A Density Residential Development, with provision for pedestrian and cycleway linkages to adjoining residential developments. The character of the existing woodland to be retained and developed as an open space amenity area.	4.4
BL R-02	Medium B Density Residential Development subject to satisfactory access to public road.	4.2
BL R-03	Medium B Density Residential Development including detached dwellings, limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6
BL R-04	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	1.2
BL R-05	Medium A Density Residential Development with provision for pedestrian and cycleway linkages adjoining residential and open space areas. Consideration will also be given to the provision of a neighbourhood centre to serve residents of the overall Ringwood development.	14.25
BL R-06	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	3.64
BL R-07	Medium A Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	15.26
BL R-08	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	2.61
BL R-09	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	7.79
BL R-10	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, town centre and open space areas.	16.05
BL R-11	Medium A Density Residential Development with provision for	4.94

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	
BL R-12	Medium B Density Residential Development to include detached houses/serviced sites, with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	7.97
BL R-13	Medium B Density Residential Development to include detached houses/serviced sites with provision for vehicular, pedestrian and cycleway linkages to adjoining open space areas.	3.71
BL R-14	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	13.65
BL R-15	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential town centre, and open space areas.	17.16
BL R-16	Medium B Density Residential Development to include detached houses/serviced sites with provision for vehicular, pedestrian and cycleway linkages to adjoining open space areas.	13.39
BL R-17	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, community and open space areas.	11.44
BL R-18	<p>Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, community and open space areas.</p> <p>A detailed landscaping plan which makes provision for indepth planting along the southern and western boundaries of the site will be required in order to protect the existing character of the area and views of the Castle. Include provision for the realignment of the R617 as part of any development proposals on the site. *</p>	4.21
Business		
BL B-01	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	20.8
BL B-02	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	7.53
BL B-03	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	4.96

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Town Centre		
BL T-01	Town Centre Development- to be limited to small scale developments that cater for the tourism retail sector. Any proposal will need to contribute to the enhancement the town square and the wider heritage value of the area. *	13.7
BL T-02	Town Centre Development to include a mix of town centre uses including residential.	19.82
Community		
BL C-01	Provision of a railway station and park and ride facility.	9.91
BL C-02	Provision of a Primary School.	1.76
BL C-03	Provision of a Primary and Secondary Schools.	6.77
Utilities		
U-01	N20 Over bridge including pedestrian walk/cycleway. Provision of a new interchange and bridge over the N20	
U-02	N20 Widening- Provision of a Link Road from the proposed Blarney Link Road to Station Road	
U-03	Blarney Link Road (Shean Lower Road) including pedestrian walk/cycleway.	
U-04	Shean Upper Road including pedestrian walk/cycleway.	
U-05	Stoneview Upper and Lower Rail Bridges including pedestrian walk/cycleway.	
U-06	Stoneview Lower Distributor Roads including pedestrian walk/cycleway.	
U-07	Stoneview Upper Distributor Roads and realigned section of Station Road, including pedestrian walk/cycleway.	
U-08	Stoneview Lower Collector Road including pedestrian walk/cycleway.	
U-09	Park Access Road including pedestrian walk/cycleway.	
U-10	Stoneview Upper Collector Road including pedestrian walk/cycleway.	
U-11	Stoneview Northern Access Road (South-East and North-West) including pedestrian walk/cycleway.	
U-12	Local Road Improvements along R617 including realignment and provision of pedestrian walk/cycleway.	

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^TIA and RSA Required.
Objective No.		Approx. Area (Ha)
U-13	Local Road Improvements (Station Road) including pedestrian walk/cycleway	
U-14	Complete Pedestrian Walk from town centre to Waterloo Bridge.	
U-15	Local Access Road including pedestrian walk.	
U-16	Develop Pedestrian Walk/Cycleway along Blarney river to Tower. *	
U17	Provide for Realignment of the R617 including new junctions, footpaths and cycleways.	
Open Space, Sports, Recreation and Amenity		
BL O-01	Open Space. Protect Open Space for informal public recreation. * Amenity walk to be completed.	33.8
BL O-02	Open Space. Protect Open Space for informal public recreation * including the provision of playing pitches.	8.3
BL O-03	Open Space. Provide Open Space (Ringwood) for informal public recreation and retain existing trees.	12.56
BL O-04	Open Space. Protect the visual setting of the town.	3.69
BL O-05	Open Space. Provide Central Park Open Space for both active and passive recreation.	5.86
BL O-06	Open Space. Provide Central Park Open Space for both active and passive recreation.	6.96
BL O-07	Open Space. Provide Open Space for both active and passive recreation and the provision of playing field and community facilities.	3.81
BL O-08	Open Space. Provide Open Space and protect amenity walk for informal public recreation.	10.33
Special Policy Area		
BL X-01	Special Policy Area. To include a range of town centre uses including a hotel, a leisure centre, offices, residential and appropriate convenience, comparison and tourism related retail uses. All buildings on the site should be of a high quality architectural design. The western and southern boundaries of the site will need to be reinforced in order to protect the existing character of the area and views of the Castle. Include provision for pedestrian and cycleway linkages to adjoining	4.23

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	BL-R-18 site to the west and the town centre to the east. Any development on the northern portion of the site will make provision for the realignment of the R617. *	

Appendix B5

Amendment No. BM.03.03.01

Macroom Environs

Delete Existing Text and Insert New Text as follows;

Vision and Context

1.1.3 Macroom is the largest main town within the Blarney-Macroom Municipal District and it is an important centre of population and employment in the south west region. Macroom is located on the N22 National Primary Route between Cork and Kerry approximately midway between Killarney and Cork City.

1.1.4 The town has an attractive setting along the banks of the River Sullane. Macroom has a wide floodplain and flooding is a risk in the town, occasionally the river has burst its banks particularly at the western end of the town.

1.1.5 The vision for the town is as follows:

“The town has been identified as a Ring Town and therefore an important growth/ development centre playing a pivotal role in linking South West Cork with North West Cork. The towns continued role as an employment and service centre for the North-West region is important in providing a population and employment balance to Cork City. Growth within the town should be encouraged, aligned with the improvement of transportation links, services and other linkages. New employment and commercial opportunities need to be explored which will allow the town to grow in a sustainable manner to avoid it becoming a dormitory town for Metropolitan Cork.

A compact growth model is recommended in terms of future development in Macroom. The aim of this model is to encourage densification rather than allow continuous edge of town expansion. There should be restriction on expansion on the outskirts of the town in preference to a more compact urban form which would support public transport and pedestrian/ cycling movements. There will also be a focus on urban renewal and regeneration which will see development being redirected from the outskirts to undeveloped areas of the town centre. Large pockets of undeveloped land exist in the town centre providing enormous development potential and the opportunity to create a more balanced structure to the town’s development.”

1.1.6 The Cork County Development Plan 2014 identifies Macroom as one of six Ring Towns in the network of settlements. This means the town is prioritised as a centre of growth within the Greater Cork Ring Strategic Planning Area with a corresponding priority in terms of infrastructural investment.

1.1.7 The CASP update 2008 states that there is a need to slow down the rapid expansion in population in the rural areas of Greater Cork Ring Towns in recent years while moderately strengthening the urban areas of the big towns with a focus on population growth in the urban areas and a corresponding increase in local employment opportunities.

1.1.8 Since the last Plan period, Macroom Town Council has been dissolved. However the Macroom Town Council Plan, 2009 remains in force until the next review of the Cork County Development Plan, 2014, with the new County Development Plan due to be adopted no later than December 2020. Therefore the policies and objectives contained in this section of the Local Area Plan relate only to those areas outside the functional area of the former Town Council.

Local Context

1.1.9 Macroom is a market town with an attractive natural setting and benefits from amenities such as the Sullane River and the Gearagh which is a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation.

1.1.10 Macroom has an attractive streetscape and a good range of facilities and services for its size. Traffic congestion in the town is a problem at peak times and a bypass is needed. The town is surrounded by steep hills to the north and south which are a constraint in terms of its future expansion.

Planning Considerations and Proposals

Population and Housing

1.1.11 Macroom has a population target of 4,536 representing growth of 657 persons on Census 2011 figures (3,879). In order to accommodate this level of population growth, an additional 468 housing units will be required. A net housing land requirement of 23ha has been identified to provide this amount of housing. This plan makes provision for an estimated net residential land supply of **60.9ha** ~~66.9ha~~ with the capacity to provide at least 1,184 units.

1.1.12 While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be lower than expected due to the topography of some sites. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District, in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.

Table 3.5 Macroom Population and Households 2011-2022

Name	Census 2006	Census 2011	2022 Target	Increase to 2022
Population	3553	3,879	4,536	657
Households	-	-	-	467

~~1.1.13~~ The town experienced significant housing growth, particularly to the west prior to 2007.

Residential land supply in Macroom is located to the north and south of the Sullane River while there is also a significant supply of infill sites zoned for residential use in the town centre. All of the residential zonings provide for Medium A and Medium B density residential development with some sites considered suitable for individual sites. ~~Some of the residential zoned lands in the town have been identified as being at risk of flooding and are therefore no longer considered suitable for residential use.~~

1.1.14 There are a number of residential developments where some houses have been built. The most significant of these are: (a) Meadowlands Development at Massytown where there are approximately 176 units remaining to be built, (b) The Orchard Development at Sleaveen East and (c) The lands east and south of St Coleman's new primary school where there is permission for 78 units and grounds works have been undertaken.

1.1.15 Many of the new development areas are some distance from the town centre and the development of good quality pedestrian/cycle connectivity to the town centre from new development areas is essential. In many cases the development of the land identified for new residential development is dependent on the delivery of new roads and water services infrastructure and the timeline around the delivery of this infrastructure is uncertain and may be beyond the direct control of the County Council. Further details in relation to implementation are outlined in Section 6 of this plan.

1.1.16 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in Table 3.6 that between 2005 and 2015 about 549 new dwellings were constructed in the town with Macroom now containing approximately 1789 dwellings. Significant growth took place during the period 2005-2010.

Table 3.6 Macroom Housing Stock 2005-2015		
Dwellings 2005	Dwellings 2010	Dwellings 2015
1240	1855	1789

1.1.17 ~~In the current Town and Local Area Plans for Macroom there are 32 different sites identified for residential development including some town centre opportunity sites. In some cases the residential zoning has been removed as the sites have been shown to be at risk of flooding. In other cases residential sites have been amalgamated and consolidated. This plan now identifies 16 sites which are specifically zoned for residential development.~~

Employment and Economic Activity

1.1.18 The Cork County Development Plan 2014 identified Macroom as a third tier employment location after the Cork Gateway (including Mallow Hub) and Clonakilty. The employment objectives within “Other Towns” are to “focus on local catchment employment in the town”. Part of the strategy for such towns is to provide an accompanying infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.

1.1.19 Results from the 2011 Census show a daytime working population resident and non-resident in Macroom of 1,506 persons, with commerce and trade being the largest industry. The retail sector in the town also provides good employment. In 2011 there were 1,824 persons living in Macroom in the labour force and of these, 81.5% or 1,487 persons were at work although nearly half of them (695) worked outside the area. Of the 1,191 persons aged 15 years and over who were outside the labour force, 24.3% were students, 23.3% were looking after the home/family and 35.7 per cent were retired. The census shows that the unemployment rate in 2011 for this area was 18.5% compared with a national average rate of 19.0%.

1.1.20 Macroom Town contains a variety of industries and enterprises which are mainly concentrated in the town itself with a few industrial clusters occurring in Masseytown, the old industrial park at Hartnetts Cross and the Macroom Environmental Business Park.

1.1.21 This Plan sets out to ensure that there is sufficient industrial/business land available to meet the demand for employment land if the need arose during the lifetime of the plan. The plan identifies three sites for business use (B-01, B-02 and B-03) and one site for industrial use (I-01). Three of the sites are located to the south east of the town centre and one is located to the north west of the town centre.

1.1.22 The Macroom Environmental Industrial Park which is located on the old Eircom site in the town has been a successful model for employment in the town and is dedicated to helping start up and growing businesses in the Lee Valley region. The Park contains an enterprise centre which provides incubator space and associated back up services such as cheap broadband rates, competitive rental charges, a centralised reception and office services, advanced telecommunications, hot desks, a state of the art meeting room and ample parking. The success of this park should be built upon and more lands made available for similar industries.

1.1.23 A review of the scale, location and appropriateness of Macroom’s employment land supply has been carried out as part of the preparation of the new local area plan. Part of the site zoned B-01 has been identified as being at risk of flooding but is retained with appropriate text. There are also existing constraints in relation to the provision of water services which may mean a large amount of zoned land is not available in the short-medium term.

Town Centre/Retail

1.1.24 Macroom Town serves a local urban population and extensive rural catchment. As a Ring Town the objective for retail in Macroom Town Centre as set out in the Cork County Development Plan 2014 is to

support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. There is a need to encourage future expansion and regeneration of Macroom Town Centre in line with anticipated future population growth.

1.1.25 Historically, the Square has been the focal point of the Town, playing a pivotal role in the administrative, commercial, cultural and recreational functioning of the Town. The Area has a distinctive character and accommodates a number of buildings of architectural merit.

1.1.26 Macroom has a mix of both convenience and comparison shopping with the retail focal point more recently split between the Market Square and the newly developed Fair Green/Mart Site where there is extensive free car parking. Convenience shopping in the town has improved with the opening of Dunnes Stores and Lidl at the Mart Site. However it is recognised that there is a shortfall in higher order comparison shopping. The peripheral areas of the town to the west of the Market Square and to the east of the Mart Site have high levels of vacancy.

~~1.1.27 It is an important to encourage the refurbishment and reuse of the historical residential and retail element of the character of Macroom along Cork Street, Main Street, New Street and Castle Street especially the vacant buildings/properties. These streets may have the capacity to accommodate mixed use developments consisting of appropriately scaled retail, commercial and residential with the amalgamation of a number of properties.~~

1.1.28 The Macroom Town Centre Vacancy Survey which was carried out in April 2013 identifies a number of opportunity sites in the town which include individual sites, a derelict property directly abutting the town council offices and the Mart site and adjoining lands. Overall vacancy in the town centre is approximately 17% as identified in the Vacancy Survey. When categorised into streets with a more primary and secondary function there was little relative difference in vacancy levels between primary (11.6%) and secondary streets (16%).

~~1.1.29 The Macroom Town Plan zoned an extensive area of land “town centre” including significant areas of “backlands” west of the River for “town centre expansion”. Current analysis suggests that there are adequate lands already available north and south of the existing retail core to facilitate an appropriate scale of town centre expansion which can reinforce the existing retail core. Therefore the extent of the Town Centre zoning has being reduced with lands west of the Bridge generally rezoned to “Existing Built Up Area”.~~

~~1.1.30 The quality of the shopping environment in the town with regard to pedestrian safety and car parking is adversely affected by traffic congestion. Traffic pollution is a major issue for Macroom and it affects the overall attractiveness and ambience of the town centre. The Town Centre Vacancy Survey also found that in general the condition of footpaths along the street is quite good however the width of the footpaths is an issue along some streets leading to the town centre where the environment is less pleasant for the pedestrian. The pavements are also cluttered in places where lampposts, litter bins and street signage may conflict particularly along the narrow parts of Main Street and Castle Street. Providing additional street furniture and widening footpaths, where required, would rebalance the town centre in favour of the pedestrian. The town plan identifies identified a number of town centre opportunity sites and includes included a Concept Plan for the Mart Area. of the town and these have been brought forward into this plan as Opportunity Sites, see Table 3.7.~~

Opportunity Sites

~~1.1.31 The Plan has identified a number of Opportunity Sites in Table 3.7 with an insert map and a description of the site. Each ‘Site’ is considered to have a distinctive quality and character and plays a key role in the sustainable functioning of the overall town and the town centre in particular.~~

Table 3.7: Opportunity Sites in Macroom	
Map of Opportunity Sites	Number and Description

Table 3.7: Opportunity Sites in Macroom



	<p>MM-OS-01 The Mart Area</p> <p>This Area has undergone considerable recent change where redevelopment has focussed on the provision of large format convenience and comparison shopping, which has been successful in increasing the retail floorspace in the Town and increasing its competitiveness, particularly with respect to convenience shopping.</p> <p>The area still retains potential for significant further development, particularly with respect to improvements to the public realm and the development of civic amenity. There are also a number of key opportunity sites within the Mart Area with three dominate opportunity sites as outlined below.</p> <p>Firstly, potential also exists for the redevelopment of The Macroom Livestock Mart, which is currently operating from this location.</p> <p>This site is considered to be suitable locations for mixed-use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.</p> <p>Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing ‘linkage routes’ of environmental quality behind the Main Street.</p>
	<p>MM-OS-02 The Bus Depot in Mart Area</p> <p>These development sites are considered to be suitable locations for mixed-use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.</p> <p>Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing ‘linkage routes’ of environmental quality behind the Main Street.</p>

Table 3.7: Opportunity Sites in Macroom

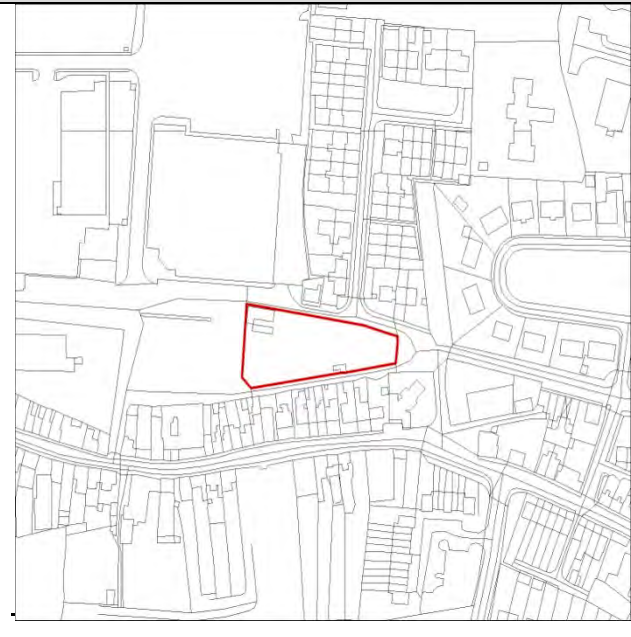
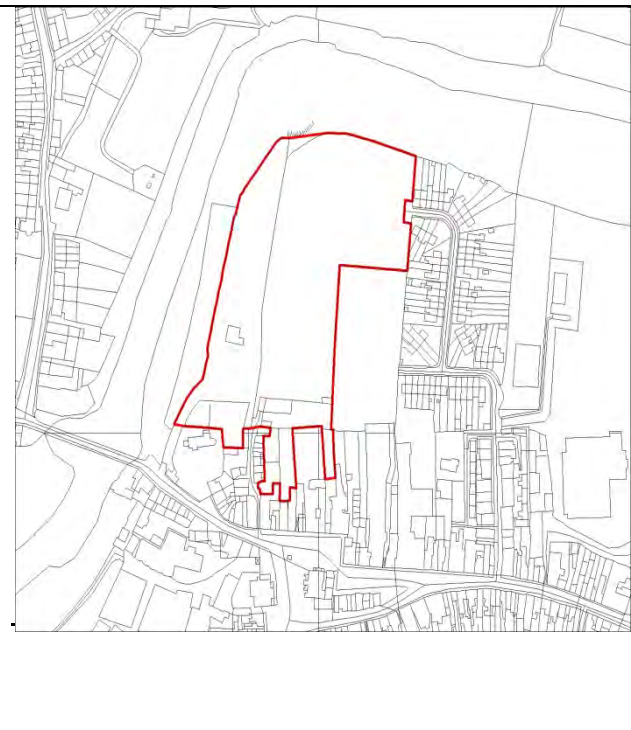
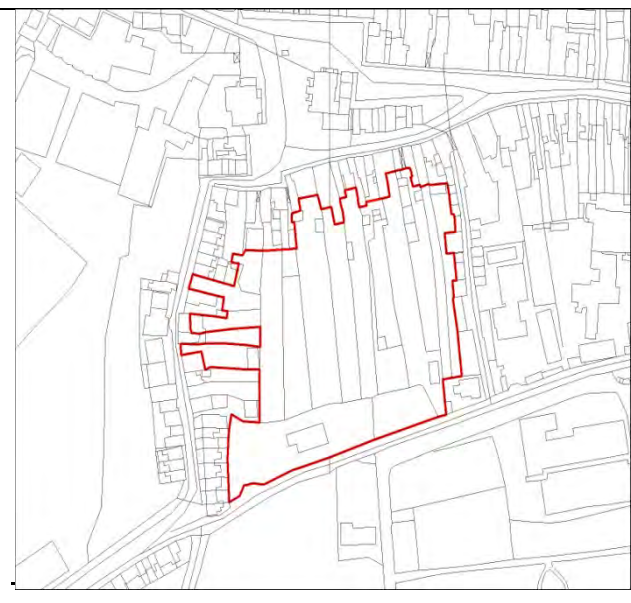
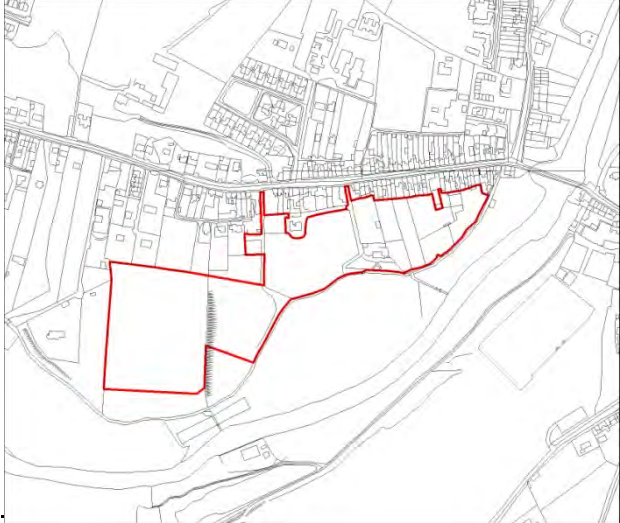
	<p>MM-OS-03 Redevelopment of Council Yard in the Mart Area</p> <p>These development sites are considered to be suitable locations for mixed use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.</p> <p>Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing 'linkage routes' of environmental quality behind the Main Street.</p>
	<p>MM-OS-04 North of Macroom Square:</p> <p>The site to the North of the Market Square includes the land and buildings of the former Church of Ireland Church, on Castle Street. This building is in the ownership of the Council and has the potential to be redeveloped for a cultural/tourist use and provide a tranquil space away from the busy congestion of the Market Square. The Northern end of the site overlooks the River Sullane and an opportunity exists to integrate the site with this amenity.</p> <p>A former bakery in this opportunity site also has potential for redevelopment.</p> <p>Overall this area has the potential to be a very vibrant mixed-use space, however this has been constrained by a number of key factors such as; traffic congestion, on street parking and the need to improve pedestrianisation and pedestrian links.</p>
	<p>MM-OS-05 South of Macroom Square</p> <p>This is a significant opportunity sites for development identified to the south of the Market Square, located behind the Main Street.</p> <p>The site to the south of Market Square includes some vacant properties and sizeable gardens to the rear and side of houses which combine to create potential for a significant infill site that harnesses its prime location in the town centre.</p> <p>It is the intention of the Council that each of the sites is developed as a cohesive unit integrated with the Market Square. In this regard, they will be supported in the assembly of land. They also have constraints with regards to accessibility from the Main Street, which will need to be addressed. Both</p>

Table 3.7: Opportunity Sites in Macroom

Table 3.7: Opportunity Sites in Macroom	
	<p>sites should play a key role in the relocation of on-street car parking from the Market Square.</p>
	<p>MM-OS-06 The River Quarter: This area essentially covers lands between New Street and the River Sullane to the west of the town centre. It currently consists of some intermittent retail uses along New Street, combined predominantly with a number of vacancies and housing. It is also the point from where the Town Park can be accessed.</p> <p>The regeneration of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive shops and restaurants that is complementary to significant proportion of residential development.</p> <p>Educational facilities could also be accommodated and offers an opportunity for educational facilities to integrate with sports grounds and playing pitches across the River.</p> <p>The development sites to the south of the area benefit from considerable frontage overlooking the River Sullane. This presents an opportunity to optimise integration with the amenity value associated with the River and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages (both vehicular and pedestrian) to New Street, as well as improved pedestrian linkage to the Market Square.</p> <p>Development of this Area, also presents an opportunity to improve access to the Town Park.</p>

1.1.32 It is a policy of the Plan to promote synergy between the Opportunity Sites and for each area to contribute to the vitality and viability of the Town in a complementary manner. Improved pedestrian permeability and enhanced environmental quality between the three should encourage greater pedestrian movement within the Town Centre as a whole.

Community Facilities

1.1.33 There are two primary and three secondary schools located in Macroom Town. These include St. Coleman's Boys National School; St. Josephs Primary School, Bishop MacEgan Vocational College, De La Salle Secondary School and St. Mary's Secondary School. Any deficit in school places will most likely be accommodated by an increase in the size of the existing schools in the town.

1.1.34 A number of the schools have plans to relocate and/or expand facilities over the Plan period, namely:

St. Colman's National School will be relocating from its current location on Cork Street to a site to the south. This should provide opportunities to improve accessibility and student safety in the vicinity of the school.

The existing De LaSalle Boys College which is located in Masseytown is considering relocating to a new build 2 Storey Secondary School at Sandy Hill in the townland of Gurteenroe, south of New Street. This 1.6ha site is located on the western end of Macroom Town, south of the main N22 and bounding the River Sullane. The site is adjacent to 6.9ha of fully laid out and developed pitches which would benefit the College. ~~This site forms part of the River Quarter Opportunity Area.~~

1.1.35 Within the town, Youth Reach provides FETAC level training for 30 early school leavers. Bishop MacEgan College provides a range of night classes and lifelong learning opportunities for adults. There is also the Adult Learning Centre located on New Street and the Teagasc Training Centre located at Codrum.

1.1.36 There are a wide range of community facilities located throughout the town including Garda Station, Courthouse, fire station, church, graveyard, playground, health centre and hospital service. Macroom Community Hospital provides beds for continuing care, respite care, community support/convalescent and palliative care.

1.1.37 The town has experienced significant housing and population growth over the past 10 years, particularly towards the western edge. Facilities need to be aligned to meet the needs of the changing social and demographic structure of the town. This requires an assessment of childcare and educational services, recreational facilities for young people, as well as ensuring that the needs and supports required for an expanding older population are met. There is a need for ongoing consultation with community and voluntary groups in the Town to support participation in the planning process and in the development of infrastructure and facilities for the Town.

1.1.38 There are currently circa six dedicated childcare facilities in Macroom, including the recently opened Masseytown Family Resource Centre (which is Macroom's first community childcare facility). In addition to private facilities, it would also be understood that family and social networks play a critical role in meeting the Town's childminding requirements.

1.1.39 According to the Cork County Childcare Committee, private facilities in the Town tend to focus on preschool care and are generally close to or at capacity. Parents are also choosing facilities outside Macroom that are en route to employment centres (e.g. Ballincollig/ Coachford) and/or provide before and after-school care in conjunction with schools.

1.1.40 Within Macroom, shortages have been identified in before and after-school care and crèches. There would also be a requirement for playschools and appropriate outdoor play areas for children in the Town and as part of new developments.

~~1.1.41 There is one public playground within the Plan area. This is located within the Castle Demesne lands, with the entrance to it located at the southern end of the Sleveen Road. However, there are no playgrounds to the north of the plan area. Given the amount of new housing that has occurred in Gurteenroe and Masseytown in recent years, these areas would seem to be appropriate locations for playgrounds. Therefore it is proposed to identify lands that could be used to facilitate the development of public playgrounds at locations adjacent to new residential areas during the lifetime of the plan.~~

1.1.42 Macroom Health centre is located within the Town and provides a range of medical, dental and health services to the local population. It is also the location of the Macroom Hospital and residential psychiatric facilities.

~~1.1.43~~ Facilities for the Elderly. There are currently two private nursing home facilities in the Town and a community hospital located at the Health Centre. There is sheltered accommodation within the town and a number of local authority housing developments that would cater for the accommodation needs of older people. Currently the daily needs of the elderly are catered for at a satellite day care centre

and there is a shortage of accessible transport provision for older people living in the town. Overall the facilities on offer for the elderly are good however there is a need for a fulltime day care centre in the town. ~~which could be possible located on the lands of Macroom Community Hospital.~~

1.1.44 In general terms the area is well serviced with recreational amenities; however some gaps have been identified in service provision. There is a need for a modern sporting and community facility that includes a public swimming pool, as currently there is no public pool in the Town. A requirement has also been identified for a youth café for young people that will provide a meeting point for ‘non-sporting’ related activities.

1.1.45 The Briery Gap is located at the Market Square and is the location of the Town Library, Theatre and Cinema. The Church of Ireland church also at the Market Square presents an opportunity for redevelopment and is currently in the ownership of the Town Council. There are Plans to redevelop the former Church and for the site to play a key role in cultural life in Macroom.

Open Space/Green Infrastructure

1.1.46 Macroom is well served by open space and sports facilities however the steep topography of the lands surrounding the town does not suit active open space uses. The most suitable lands in Macroom for open space uses are those in the Castle Demesne and along the River Sullane corridor. Within the Demesne lands there is a Town Park, an 18 hole golf course, a Pitch and Putt course, G.A.A grounds and a number of other playing fields.

1.1.47 The majority of the Castle Demesne is used as a golf course by the Macroom Golf Club. At present, the general public has good access to the demesne lands north of the river. However, in the demesne lands south of the river and west of the G.A.A. fields, public access is only permitted along the path running through the Golf Course.

~~1.1.48 This Plan encourages the development of greater public access to the Castle Demesne. At present, the Sullane Bridge is the only way in which access can be gained to both sides of the Castle Demesne. As this is a very busy vehicular bridge, it does not serve to enhance pedestrian permeability of the open space network in the Castle Demesne. This Plan will promote the creation of enhanced connections within the demesne lands, in particular between the north and south. A pedestrian bridge linking the Town Park with the G.A.A. lands would serve to create greater connectivity within the demesne, making the eastern portion more permeable.~~

~~1.1.49 There is less expanse of open space south of Sullane Bridge. Masseytown Park is a well maintained public park, however, it would benefit from a more visible entry point. East of this park, is a green corridor running either side of the River Sullane. Again, the entry point to this riverside area is not very conspicuous. Entry to the green corridor south of the river is through a set of large gates located near the Church of Ireland. This form of gated entry to a public area is not ideal. Hence, this Plan encourages the erection of information signs at access points to these green corridors, the development of greater public access to these areas, and greater awareness of these open spaces for visitors to the town.~~

~~1.1.50 This Plan will promote the development of a number of additional open spaces, which should be located in proximity to and within proposed new residential areas.~~

1.1.51 There are eight walkways identified in the Macroom area at present. These walkways are outlined and illustrated in the Macroom Walking Guide – A Tidy Towns Publication. The walkways vary from low level rustic walks along grassy tracks and riverside pathways to longer roadway walks.

~~1.1.52 This Plan promotes the development of a number of additional informal walking trails. These will allow for linkages between areas of open space and will take advantage of the scenic quality of the outer lying rural areas in Macroom. These green links will connect with the existing walking trails. This will serve to enhance the permeability of the entire town, making it more pedestrian friendly.~~

Tourism

1.1.53 Macroom is considered to be an attractive town that benefits from a rich heritage and a wide choice of natural and outdoor amenities. Situated approximately 38km from Cork City and 48km from

Killarney, the town has the potential to attract 'day trippers' and provide an established base for exploring the surrounding region, including the Gougane Barra, Inchegeela Lakes and The Gearagh.

1.1.54 Macrooom's proximity to lakes and rivers makes it an ideal base for canoe/dinghy and sailing enthusiasts. The key amenities that exist in the Town, are namely; The Market Square, Castle Demesne, Town Park, River Sullane, Bealick Mill and Mount Massey House. Currently the majority of these amenities provide facilities that are essential to the town's recreational and cultural functioning. In time the pedestrian linkages identified in this plan could link up with identified long distance routes such as the Blackwater Way.

1.1.55 The plan aims to:

- ~~Promote key amenities (Town Square, Castle Demesne, Town Park, River Sullane, Bealick Mill and Mount Massey House) as focal tourist attractions and examine opportunities to improve physical connections and develop strategic linkages.~~
- ~~Support the development of a range of tourist accommodation in the town, at suitable locations.~~
- ~~Improve signposting of the River/Parkland Walks and focal amenities of the town in an attractive and well-designed manner.~~
- ~~Promote the development of interpretive signs and information boards at important cultural, heritage and conservation interest.~~
- ~~Support the investigation of opportunities to development the tourist potential of Mount Massey House.~~
- ~~Support the redevelopment of the Church of Ireland Church at Castle Street as a key cultural amenity for the Town and investigate its feasibility as the new location for the Macrooom Tourist Office.~~
- ~~Support the construction of a pedestrian accesses across the River Sullane to link with the town Park.~~
- ~~Explore the opportunity to develop an interpretation/study centre or facilities for the Gearagh, based in Macrooom.~~
- ~~Work with key stakeholders to promote and develop the 'tourist attractiveness' of the town, through the development of a marketing and tourist strategy for the Town.~~
- ~~Explore the development of a 'tourist trail' that links with the Macrooom Walking Guide (A Tidy Towns Publication) and is focused on activities suitable for 'day trippers' to the Town.~~

Infrastructure

Traffic and Transportation

1.1.56 Macrooom is situated on the N22 national primary route between Cork and Kerry. Macrooom does not have a bypass, therefore high volumes of traffic pass through the town causing significant traffic congestion and delays at peak periods throughout the day.

1.1.57 The N22 Baile Bhuirne Macrooom Road Development including the N22 Macrooom Bypass has approval from An Bord Pleanála. Purchasing the land required for the scheme is currently underway. Also currently preparing the Contract Documents for Advance Works on the Scheme including archaeology, fencing, utility diversions, and site clearance. It is hoped to start these contracts in early 2017, subject to TII approval.

1.1.58 The by-pass when completed will remove through traffic from the town centre which has a negative impact on the public realm and environmental quality of the town.

~~1.1.59 This Plan proposes a Masseytown Relief Road which will connect the residential estates of Kilnagurteen with New Street at Condrum and will ultimately link in with the proposed Mill Road/Coolyhane. This road will link into the trunk road created as part of the McInerney Development and will run in a South West direction to the west of St Judes and north of Gurteenroe House before joining New Road at the Millstreet Road junction. Consideration will also be give to the provision of a link road through the R-10 site from the current N22 to link up with existing roads at the western end of the site.~~

~~1.1.60 The reasons for the Masseytown Relief Road include:~~

- ~~● To ensure that traffic travelling in an east west direction will no longer need to pass along New Street or indeed travel into the town centre.~~
- ~~● To increase connectivity of existing residential areas~~
- ~~● To create a continuous link between the already proposed Mill Road/Coolyhane Road relief road.~~
- ~~● Allow accessibility to the proposed Business, Industry and Technology Park at Coolyhane.~~
- ~~● To ensure that the road will form part of a link up with the proposed bypass.~~

1.1.61 Traffic congestion and parking is a significant issue in the town, particularly on Main Street and Market Square at peak times and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking is needed to serve the needs of commercial, retail and employment generators.

~~1.1.62 Car parking space can be difficult to locate around the Main Street and Market Square at peak times. Although there is sufficient surface car parking in the town in terms of on street parking and a number of designated car parks, additional parking capacity could be provided by the construction of a multi-storey car park. A possible location for this car park could be within the Mart Regeneration Area. Its location here would effectively encourage customers to park within the town centre while avoiding a congested Main Street.~~

1.1.63 Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. There is significant potential for cycle routes in the town given the compact nature of the town and the proximity of most residential areas to the centre. ~~In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly though design and connectivity in new development areas.~~

~~1.1.64 Proposals have been included to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.~~

Flooding

1.1.65 Parts of Macroom have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the town and are illustrated on the land use zoning map.

1.1.66 Flooding is a risk in Macroom and occasionally the Sullane River has burst its banks and flooded the Massytown area at the western end of the town. The OPW has recorded 3 flood events in the town between 1986 and 2008.

Water Services

1.1.67 Macroom receives its drinking water from the Macroom WS which is sourced from the River Sullane. At present Macroom WS is at its limit.

1.1.68 The existing Macroom WS does not have the capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Macroom and also to provide a supply to the higher areas. Availability of adequate reservoir storage is also an issue. Upgrading of Macroom WS including watermains and new high level reservoir is required to accommodate proposed development. At present there is no Irish Water Scheme to upgrade Macroom WS.

- 1.1.69 Wastewater in Macroom is conveyed via a largely combined sewer system and pump stations to the Macroom Waste Water Treatment Plant (capacity 5,200 p.e.). There are sewer infrastructure (network/pump station) issues including capacity issues. Upgrading of sewer infrastructure and sewer extensions are also required in order to accommodate proposed growth in Macroom.
- 1.1.70 Macroom WWTP is at its limit. Upgrading of Macroom WWTP to provide adequate capacity is required to accommodate proposed development in Macroom. At present there is no Irish Water Scheme to upgrade Macroom WWTP or sewers infrastructure.

Environment and Heritage

- 1.1.71 There are 8 proposed Natural Heritage Areas within a 15km buffer surrounding Macroom Town. These are listed as follows:

The Gearagh	pNHA 108
Toon Bridge Wood	pNHA 1083
Boylegrove Wood	pNHA 1854 Macroom; Kilmichael
Lough Gal	pNHA 1067 Coachford
Gouganebarra Lake	pNHA 1057 Ballingeary
Lough Allua	pNHA 1065 Ballingeary
Prohus Wood	pNHA 1248 Macroom
Shournagh Valley	pNHA 103 Blarney; Ballincollig

- 1.1.72 The Gearagh which is a pNHA, candidate Special Area of Conservation and a Special Protection Area comprises a stretch of the River Lee that was dammed in the 1950s as part of a hydroelectric scheme. The river valley formerly held an extensive area of alluvial forest but only part of the forest now survives. The SPA extends westwards from Annahala Bridge to Toon Bridge. The principal habitat is a shallow lake or reservoir which is fringed by wet woodland, scrub and grassland that is prone to flooding. Alluvial forest occurs on the islands.

- 1.1.73 The Gearagh is a Nature Reserve, a Ramsar Convention site and a Council of Europe Biogenetic Reserve. The Gearagh SPA is a unique site due to the remnants of one of the largest stands of alluvial woodland in Ireland or Britain. This habitat is listed, with priority status, on Annex I of the E.U. Habitats Directive. The reservoir created by the past damming activities now attracts important populations of wintering waterfowl

Built and Natural Heritage

- 1.1.74 Macroom possesses a rich and varied architectural heritage. Due to the fact that it was planned in a coherent manner throughout the 18th and 19th centuries, it remains today a town of strong historical character, retaining many of its original buildings and functions.
- 1.1.75 The Town Plan identifies a total of 53 buildings or sites in Macroom town that are included on the Record of Protected Structures. There are also a number of protected structures on the outskirts of the town including Sleeveen East Bridge (00434), Macroom Iron Foundry (00834), Laney Bridge (00835), Rockborough Ornamental Tower (00423) and Rockborough House (00424). It is noted that there are 64 NIAH (1 of National Importance and 63 Regional Importance) located in Macroom Town.
- 1.1.76 The Town Plan also includes an Architectural Conservation Areas which extends from New Street to the Bus Depot and takes in the areas of Castle Street, Market Square, North Square, South Square, Sleeveen Lane, and Main Street.
- 1.1.77 Macroom Town contains many sites of archaeological interest with 25 sites of Archaeological Importance as per Urban Archaeology Survey within the town boundary. One of the most noteworthy recorded monuments in the plan area is the remains of a country house known locally as Mount Massey at Kilnagurteen (CO070-053).

1.1.78 The picturesque town of Macroom is located in a wide valley, bordered to the north and south by steeply rising lands. To the south, the lands rise very steeply, climbing from 70 metres to a height of 160 metres above sea level in a relatively short distance of space. To the north, the lands rise less steeply, reaching heights of 100 metres above sea level around the townland of Coolyhane. The steep hills to the south act as an important buffer between the town and the Gearagh an important environmental area.

~~1.1.79 There are a number of significant natural features in Macroom, such as rivers, wetlands and woodlands, which unite to give the area a unique environmental character. The natural environment also contains a variety of species and acts as an important amenity for the residents of the area. The town is located north of the confluence of the Rivers Sullane and Lee. This plan aims to establish a balance between the future growth and expansion of Macroom and the protection and preservation of its unique natural environment.~~

1.1.80 Two scenic routes, the S23 and the S37, run to the east and west of the town. The S23 (N22) route begins at Macroom and passes through Ballyvourney to the County Boundary. The S37 is a local road and R619 Regional Road between Classis, Curraghbeg and Coachford.

General Objectives

Local Area Plan Objective General Objectives for Macroom.	
Objective No.	
GO-01	Plan for development to enable Macroom to achieve its target population of 4,536 persons.
GO-02	Support the completion of the proposed M22 Macroom Bypass
GO-03	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of the plan.
GO-04	<p>Prepare a Traffic, Transportation and Urban Renewal Framework Strategy for the Town over the lifetime of the plan which would include consideration of;</p> <ul style="list-style-type: none"> • Redevelopment of Opportunity Sites. • Pedestrianisation • The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town's main residential areas, schools and the town centre. • The long and short stay parking needs of the town including provision of a multi storey car park. • Road improvements and widening schemes along local and regional approach roads to the town. • Road improvements and upgrades along local routes within the town; • Consideration of the Masseytown Relief Road and other new access roads. • Consider the possibility of providing two pedestrian bridges over the Sullane River.
GO-05	Encourage the refurbishment and reuse of the historical residential and retail element of the character of Macroom along Cork Street, Main Street, New Street and Castle Street.
GO-06	Investigate the feasibility of developing a centrally located state-of-the-art dual-use sports facility that could be used by all schools and community groups in the town.
GO-07	Consider the provision of additional green links and informal walkways around the town and its environs.
GO-08	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
GO-09	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.

Specific Objectives

Local Area Plan Objective		
Specific Development Objectives for Macroom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
MM-R-01	Medium B Density Residential Development to include individual sites. Existing trees and hedgerows should be retained.	2.38
MM-R-02	Medium B Density Residential Development to include individual sites. Existing trees and hedgerows should be retained.	3.45
MM-R-03	Medium B Density Residential Development	3.67
MM-R-04	Medium B Density Residential Development including provision of the Masseytown Relief Road and pedestrian/cycleway links to adjoining sites.	13.51
MM-R-05	Medium B Density Residential Development including provision of the Masseytown Relief Road and pedestrian/cycleway links to adjoining sites.	8.43
MM-R-06	Medium B Density Residential Development including provision of pedestrian/cycleway links to adjoining sites.	2.63
MM-R-07	Medium B Density Residential Development	4.47
MM-R-08	Medium B Density Residential Development	1.92
MM-R-09	Medium B Density Residential Development	1.18
MM-R-10	Medium B Density Residential Development including provision for an access road through the site from the N22 to existing roads at the western end of the site. Also provision of pedestrian and cycleway links to adjoining sites and Cork Street.	13.28
MM-R-11	Medium B Density Residential Development	1.56
MM-R-12	Medium B Density Residential Development	1.66
MM-R-13	Medium B Density Residential Development	1.72
MM-R-14	Medium B Density Residential Development	1.26
MM-R-15	Medium B Density Residential Development	1.54
MM-R-16	Medium B Density Residential Development	4.33
Business		
MM-B-01	Business Development suitable for small to medium sized light industrial units. *	3.2
MM-B-02	Business Development suitable for small to medium sized light industrial units.	3.0
MM-B-03	Business Development suitable for small to medium sized light industrial units.	6.02

Local Area Plan Objective		
Specific Development Objectives for Macroom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MM-B-04	Business Development suitable for small to medium sized light industrial units.	4.8
MM-B-05	Business Development suitable for small to medium sized light industrial units.	4.2
Industry		
MM-I-01	Large Scale Industrial Development	16.8
Town Centre		
MM-T-01	Promote the town centre as the primary area for retail and mixed-use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements.*	
Community		
MM-C-01	Community Uses	
Utilities		
U-01	Support the delivery of the N22 Macroom Bypass	
U-02	Facilitate the delivery of the Masseytown Relief Road linking to Mill Road in conjunction with the construction of new housing developments over the plan period	
U-03	Facilitate a number of road improvements and widening schemes along the Macroom to Millstreet and Macroom to Dunmanway routes into Macroom.	
U-04	Facilitate a number of road improvements and upgrades along the following local routes: <ul style="list-style-type: none"> ● Coolyhane Road ● Mill Road ● Chapel Hill ● New Road. 	
U-05	Provision of a Travel Hub/Bus Station and ancillary services	
Open Space, Sports, Recreation and Amenity		
O-01	Open Space for informal public recreation.	
O-02	Open Space. Maintain and protect the amenities of Masseytown Park and provide for informal public recreation.	

Local Area Plan Objective		
Specific Development Objectives for Macroom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
0-03	Open Space. Maintain and protect the amenities of the Town Park and provide for improved pedestrian access to the town and the Castle Demesne.	
0-04	Open Space. Maintain and protect the recreational and sporting amenities of the Castle Demesne and provide for improved pedestrian access to the town centre and the Town Park.	

Appendix B6

Amendment No. BM.01.08.01

Delete Section 1.8 and replace with the following;

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:

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.

Strategic Land Reserve

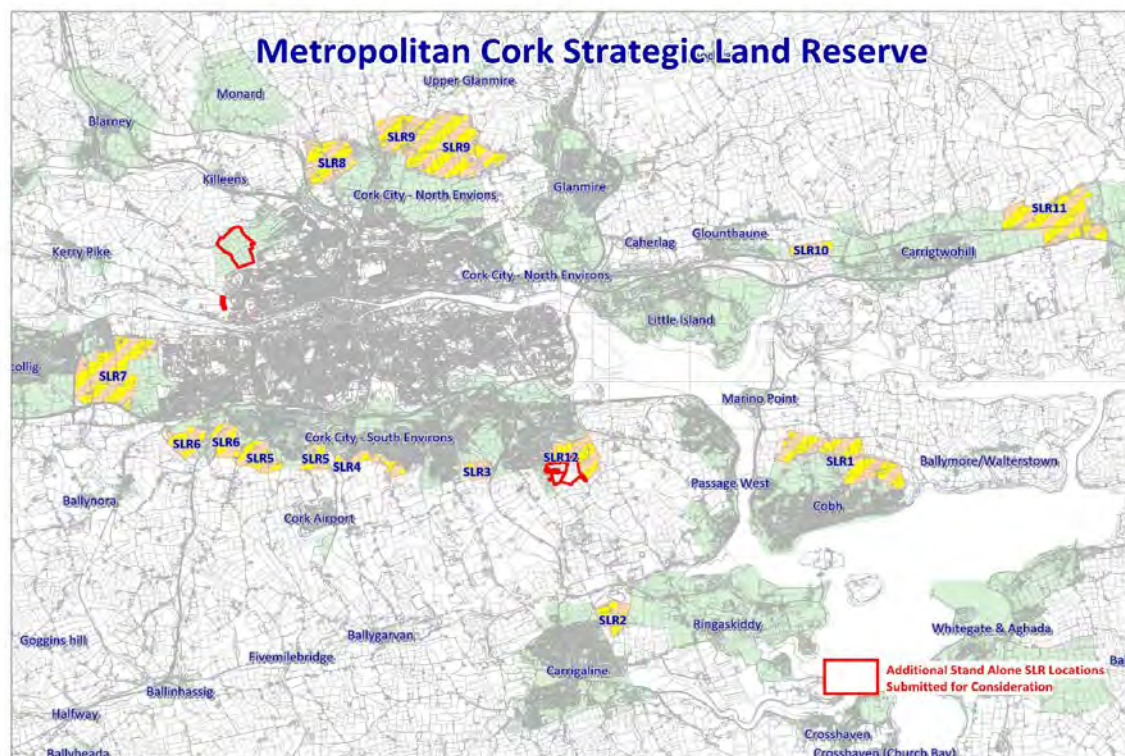
Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended) - and which are listed below in Table 1.3 and Figure 3.

Ref	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollig East-Carrigrohane	223.9
SLR8	Kilbarry/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
Submissions		
SLR 12 Ext. 1	Adjoining SLR 12	26
SLR 12 Ext. 2	Adjoining SLR 12	8.88
SLR 12 Ext. 3	Adjoining SLR 12	10.86
SLR 13	Hollyhill	31.3
SLR14	Shanakiel	2.1

Figure 1.03: Locations of Strategic Land Reserve Options



The SLR sites have been subject to a High Level Appraisal based on the following:

- **Sequential Approach:** Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance.
- **Infrastructural Investment:** Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale
- **Multi-modal Transport Opportunities:** Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas

Next Steps after the High Level Appraisal Process:

1. The sites selected after the High Level Appraisal are those considered *potentially most suitable for zoning*
2. The selected sites will be designated as Housing Development Zones in the current LAP process
3. Cork County Council will seek to collaborate with key stakeholders including State Agencies and land owners/developers to agree delivery-focussed Framework Plans to inform the appropriate development of the lands identified over the next 12 months
4. Where delivery-focussed Framework Plans have been agreed, Cork County Council will seek to bring the relevant Housing Development Zone lands forward for formal zoning by Variation to the CDP and relevant Municipal District LAP
5. No more than 400ha of lands contained within the selected Housing Development Zones will be advanced to formal zoning through this process

The High Level Appraisal has resulted in the selection of the following 5 no. SLR sites as those considered *potentially most suitable for zoning* at this stage and which will be designated as Housing Development Zones. The 5 no. sites were first identified in the Draft LAP, are located in the Southern Environs and total approx 542ha:

- SLR4 Frankfield/Grange
- SLR5 Togher/Doughcloyne
- SLR6 Ardostig
- SLR7 Ballincollig East-Carrigrohane
- SLR12 Oldcourt.

Appendix C List of Submissions by Interested Party

Interested Party	Settlement Name (where relevant)	Submission No.
Eoin O Callaghan	Killumney/Ovens	DLAP16-16-10182446
Mr A O Reilly	Killumney/Ovens	DLAP16-16-10222845
Frank Walsh	Aherla	DLAP16-16-10301862
Anthony Twomey	Killumney/Ovens	DLAP16-16-10793545
Health and Safety Authority	Countywide	DLAP16-16-10800942
Whitebon Developments Ltd.	Tower	DLAP16-16-10864707
O'Leary O'Sullivan Developments	Courtbrack	DLAP16-16-10899495
Muskerry Homes Ltd.	Tower	DLAP16-16-10901554
Killumney United FC	Killumney/Ovens	DLAP16-16-10912363
Eoin Gleeson	Countywide	DLAP16-16-10945664
Courtbrack Community Development Committee	Courtbrack	DLAP16-16-11331595
Liam O'Connor and Catherine Kavanagh	Courtbrack	DLAP16-16-11333276
Nial Murphy	Ballymakeery/Ballyvo	DLAP16-16-11374124
K Burke	Killumney/Ovens	DLAP16-16-11457946
Mrs S. Twomey	Killumney/Ovens	DLAP16-16-11458095
Cloughdub Hurling Club	Cloghdub	DLAP16-16-11460709
Margaret & Kevin Mullins	Killumney/Ovens	DLAP16-16-11474100
Jaw Asset Holdings Ltd.	Blarney	DLAP16-16-11476918
Jennifer Sleeman	Countywide	DLAP16-16-11561170
Mr Stephen Blair, Director SRA	Countywide	DLAP16-16-11589178
Environmental Protection Agency	Countywide	DLAP16-16-11591435
Transport Infrastructure Ireland	Countywide	DLAP16-16-11592294
Cork Education & Training Board	Countywide	DLAP16-16-11592327
Mr. Frank Forbes, Chairman Senandale Residents	Tower	DLAP16-16-11602646
Kevin McDonnell & Paul Coburn	Tower	DLAP16-16-11705333
Julie Chambers	Ringaskiddy	DLAP16-16-11741893
k dawson	Countywide	DLAP16-16-11769006
Michael Cremin and Donal Dilworth	Blarney	DLAP16-16-11781200
Blarney Regeneration Group	Blarney	DLAP16-16-11784238
Lidl Ireland GmbH	Blarney	DLAP16-16-11786234
cork nature network	Countywide	DLAP16-16-11791342
Frank & Michael McCarthy	Killumney/Ovens	DLAP16-16-11803884
Mr Sam Vickery, Ardamadane, Blarney, Co. Cork	Blarney	DLAP16-16-11804197
Cornelius Ring	Crossbarry	DLAP16-16-11804391
Bracken Wood Residents Blarney	Blarney	DLAP16-16-11806553
Construction Industry Ireland (Cork Branch)	Countywide	DLAP16-16-11810950
Blarney Castle Estate	Blarney	DLAP16-16-11811999
Cork Cycling Campaign	Countywide	DLAP16-16-11839206
Zwena McCullough, Olwyn and Douglas Venn,	Blarney	DLAP16-16-11843581
Frank Crowley	Crookstown	DLAP16-16-11845395
Irish Water	Countywide	DLAP16-16-11847067
Denis O'Shea	Tower	DLAP16-16-11849956
Applegreen	Blarney	DLAP16-16-11851493
Box Hedge Ltd, Monahan House, Celtic Business	Blarney	DLAP16-16-11854176
Frank and Caroline Crowley	Killumney/Ovens	DLAP16-16-11863310
Padraig Murphy	Coachford	DLAP16-16-11864974

Interested Party	Submission No.	Settlement Name (where relevant)
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	Countywide	DLAP16-16-11865670
Padraig Murphy	Coachford	DLAP16-16-11865808
Office of Public Works	Countywide	DLAP16-16-11866198
Elizabeth O'Sullivan	Coachford	DLAP16-16-11866606
South and East Cork Area Development	Countywide	DLAP16-16-11867531
Comhairle Pobail agus Cheantair Bhaile Mhuirne	Ballymakeery/Ballyvo	DLAP16-16-11873777
Dairygold Co-operative Society Ltd	Cloghduv	DLAP16-16-11874002
RSM Ireland	Killumney/Ovens	DLAP16-16-11874131
O'Flynn Construction	Countywide	DLAP16-16-11874474
Aindrias Muineachin	Ballymakeery/Ballyvo	DLAP16-16-11875589
Coleman Brothers (Developments) Ltd. (in	Blarney	DLAP16-16-11875853
Transport & Mobility Forum, Cork	Countywide	DLAP16-16-11876170
Coleman Brothers (Developments) Ltd. (in	Tower	DLAP16-16-11876345
Minister for Housing, Planning, Community and	Countywide	DLAP16-16-11876775
Michael Mac Aree	Countywide	DLAP16-16-11877709
Meitheal Mara Teoranta	Countywide	DLAP16-16-11877975
Coillte Teoranta	Watergrasshill	DLAP16-16-11878577
Meitheal Mara Teoranta	Countywide	DLAP16-16-11878917
Gavin Lawlor	Blarney	DLAP16-16-11879196
Cork Chamber	Blarney	DLAP16-16-11879766
Sen Loingsigh	Ballymakeery/Ballyvo	DLAP16-16-11880218
Ryan Howard	Countywide	DLAP16-16-11880909
Gas Networks Ireland	Countywide	DLAP16-16-11881850
Cork Environmental Forum	Countywide	DLAP16-16-11882060
Nora Lawton	Garretstown/Garyluc	DLAP16-16-12020033
P & S Skinner	Kilbrittain	DLAP16-16-12096018
Transport Infrastructure Ireland	Countywide	DLAP16-16-12177281
RSM Ireland	Killumney/Ovens	DLAP16-16-12409273
O'Leary O'Sullivan Developments	Courtbrack	DLAP16-16-12409522
Ruden Homes	Crookstown	DLAP16-16-12415303
Jorg & Helen Koster	Tower	DLAP16-16-12417225
Jim and Therese Luttrell	Tower	DLAP16-16-12417546
De La Salle College,	Macroom	DLAP16-16-12417705
Philip Cox	Tower	DLAP16-16-12418225
Southern Regional Assembly	Countywide	DLAP16-16-12418513
Dolores O'Sullivan	Tower	DLAP16-16-12418705
John O'Keeffe	Tower	DLAP16-16-12426843
Vincent O'Keeffe	Tower	DLAP16-16-12427576
Seamus Kelleher, Padraig Kelleher and Colm	Crookstown	DLAP16-16-12427770
Denis and Majella Cahill	Courtbrack	DLAP16-16-12428041
Patrick Pyne	Blarney	DLAP16-16-12428399
Fiona and Larry Keena	Tower	DLAP16-16-12428603
Patrick Nolan	Tower	DLAP16-16-12428794
Cork City Council	Countywide	DLAP16-16-12428966
Noel O'Connell	Tower	DLAP16-16-12430600
Enda O'Sullivan	Tower	DLAP16-16-12431023
Denis & Sylvia Sexton	Tower	DLAP16-16-12433046
Vincent Browne	Tower	DLAP16-16-12433175
Kevin McDonnell and Paul Coburn	Tower	DLAP16-16-12434353
O'Leary & O'Sullivan Developments	Courtbrack	DLAP16-16-12434526
Claire Forrest	Blarney	DLAP16-16-12455019
Irish Conference and Leisure Holdings Ltd	Blarney	DLAP16-16-12455225
Cloghroe National School	Tower	DLAP16-16-12455761
Liam Jones	Courtbrack	DLAP16-16-12455939
Nial Murphy	Macroom	DLAP16-16-12465621

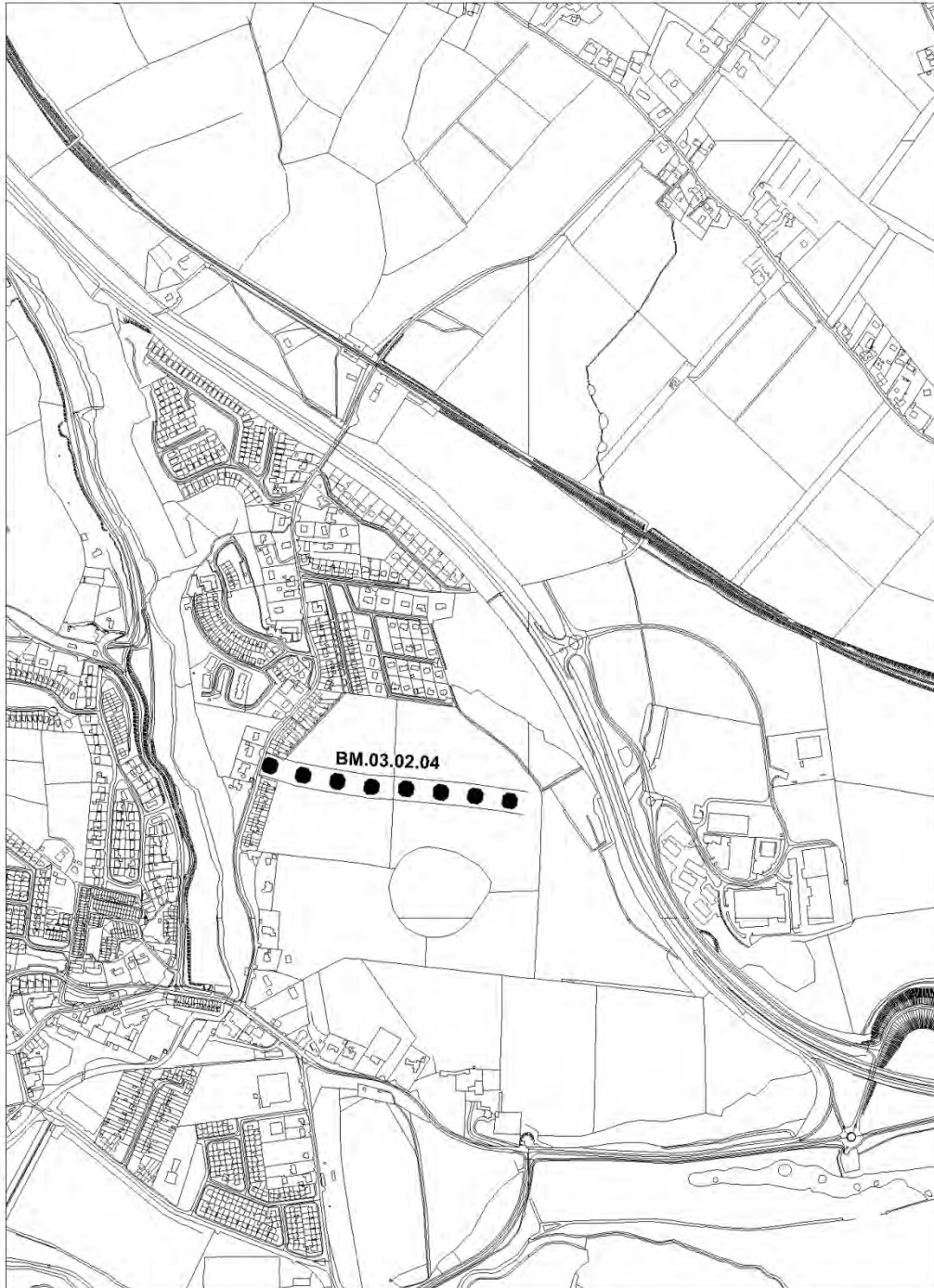
*Report to Members on Public Consultation Draft***Blarney Local Area Plan Review**

Joe McCarthy	Killumney/Ovens	DLAP16-16-12465906
Andrew Ashford and Marian O'Leary	Coachford	DLAP16-16-12466131
Stephen and Siobhan Lane	Tower	DLAP16-16-12466301
Eddie Murphy	Tower	DLAP16-16-12466548
Denis McCarthy	Tower	DLAP16-16-12467328
Michael O'Riordan	Tower	DLAP16-16-12467498
Camel Ring	Tower	DLAP16-16-12467653
Micheal and Ronnie Dorney	Coachford	DLAP16-16-12467841
Patrick and Loretto O'Regan	Killumney/Ovens	DLAP16-16-12468043
Frank and Nora Forbes	Tower	DLAP16-16-12468304
Tony Miller	Countywide	DLAP16-16-12468404
Joe McCarthy	Killumney/Ovens	DLAP16-16-12473446
Ted and Katherine Riordan	Tower	DLAP16-16-12473581
Peter and Eileen Singleton	Tower	DLAP16-16-12473707
Jim and Jean Kieran	Tower	DLAP16-16-12473821
John White	Macroom	DLAP16-16-12473958
Gas Networks Ireland	Countywide	DLAP16-16-9891830

Appendix D - Proposed Map Changes

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

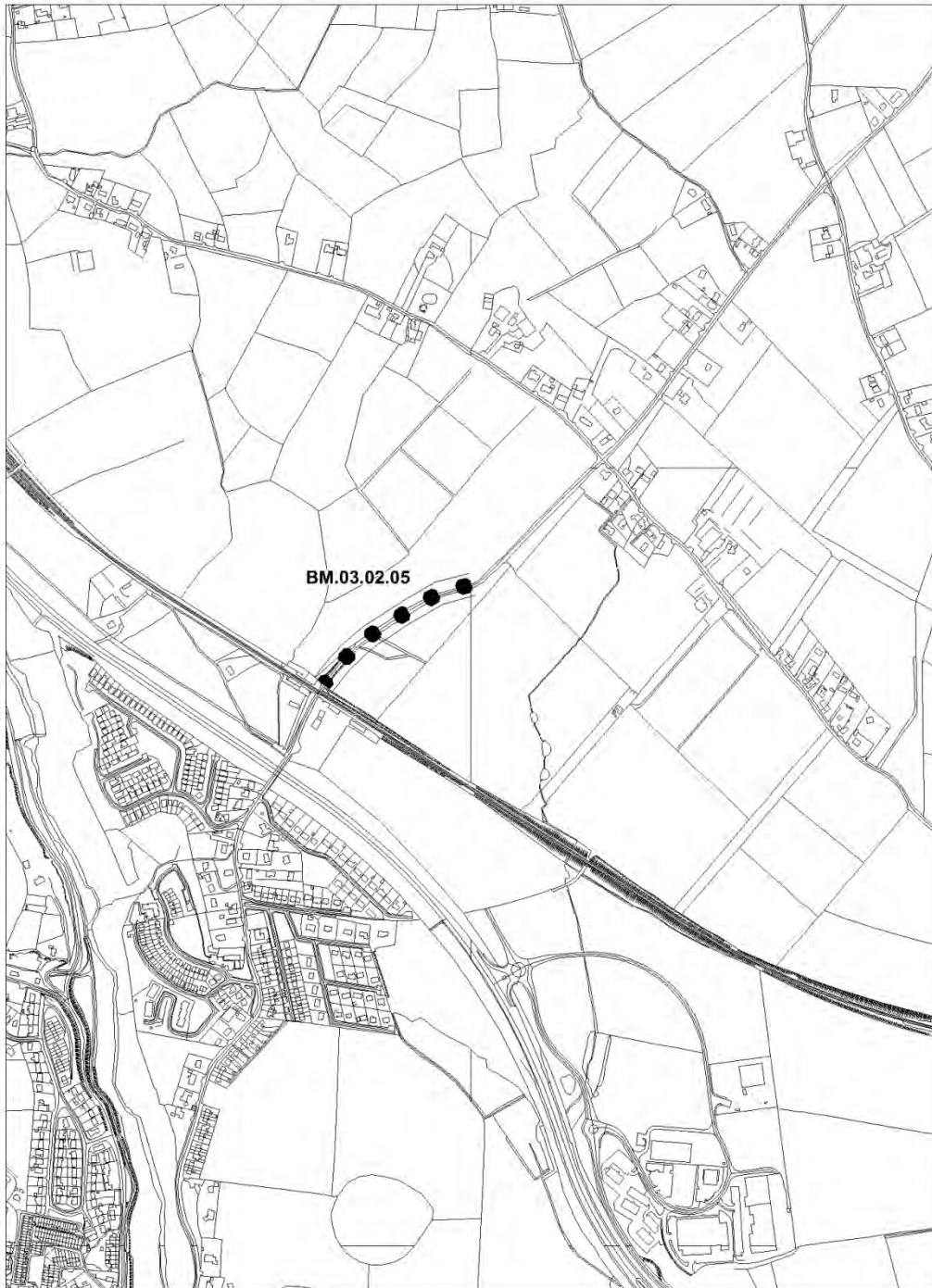
Blarney



Amendment Ref:BM.03.02.04

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

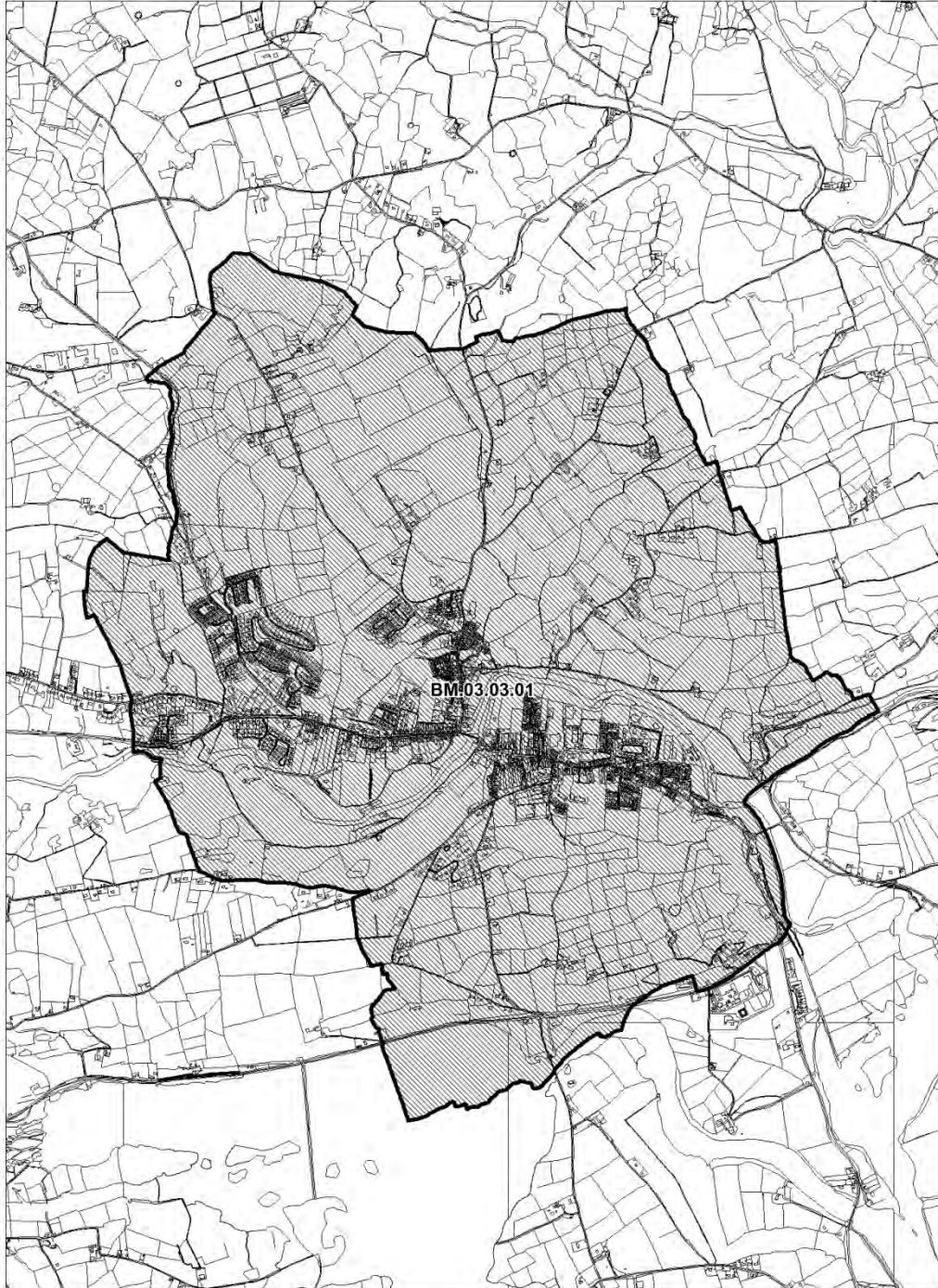
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Amendment Ref:BM.03.02.05

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

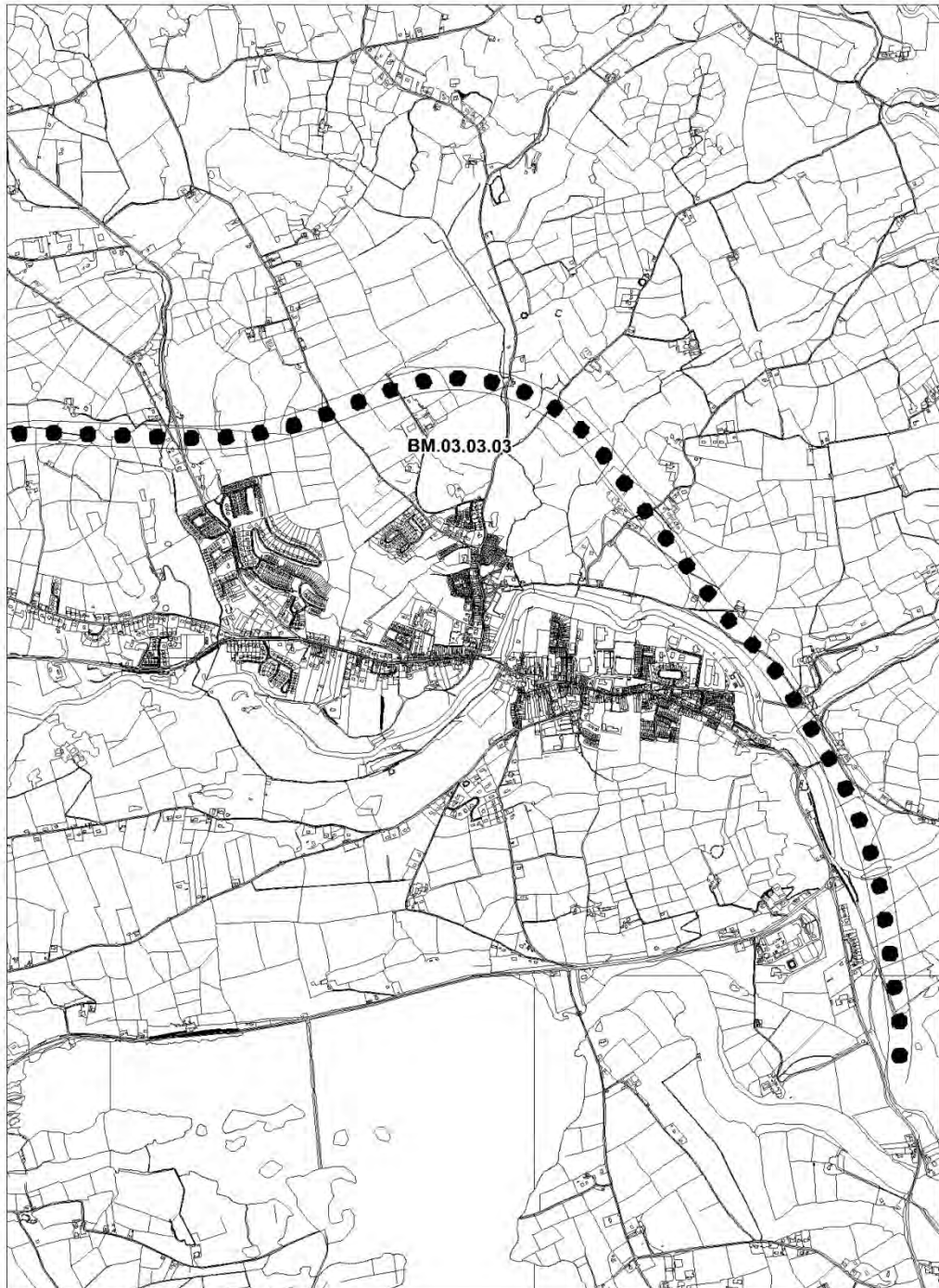
Macroom



Amendment Ref:BM.03.03.01

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

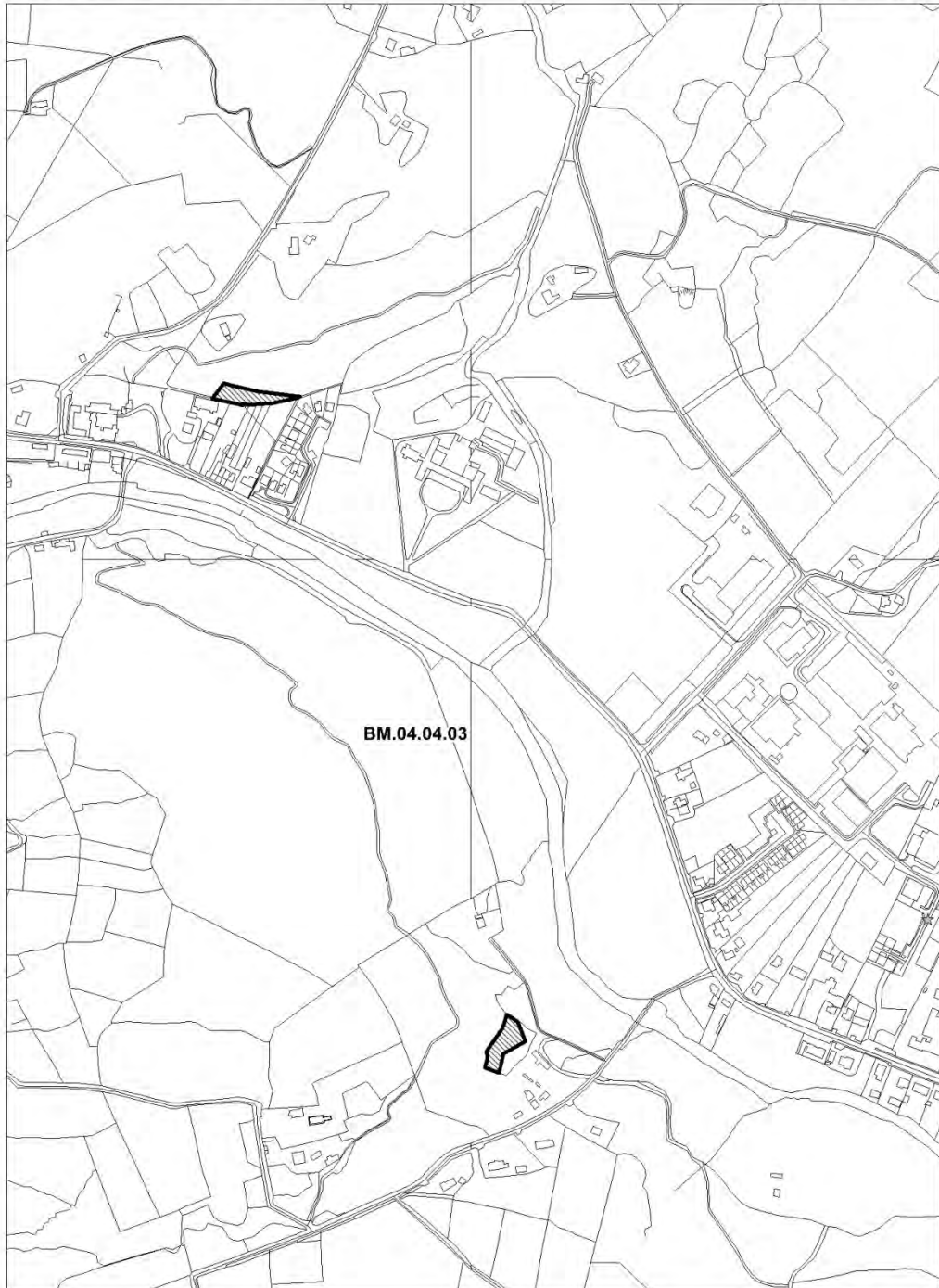
Macroom



Amendment Ref:BM.03.03.03

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

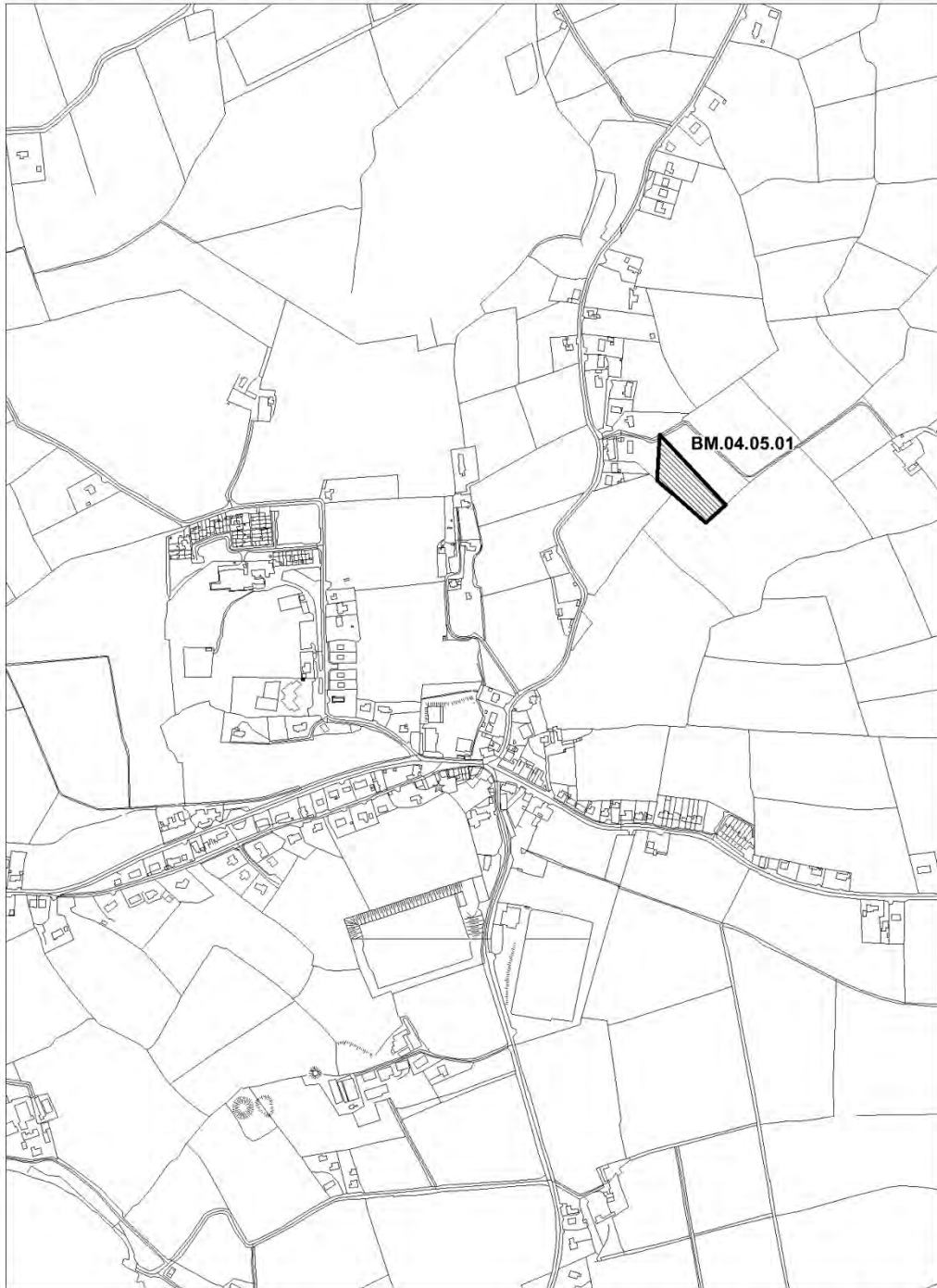
**Ballymakeery
Ballyvourney**



Amendment Ref:BM.04.04.03

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

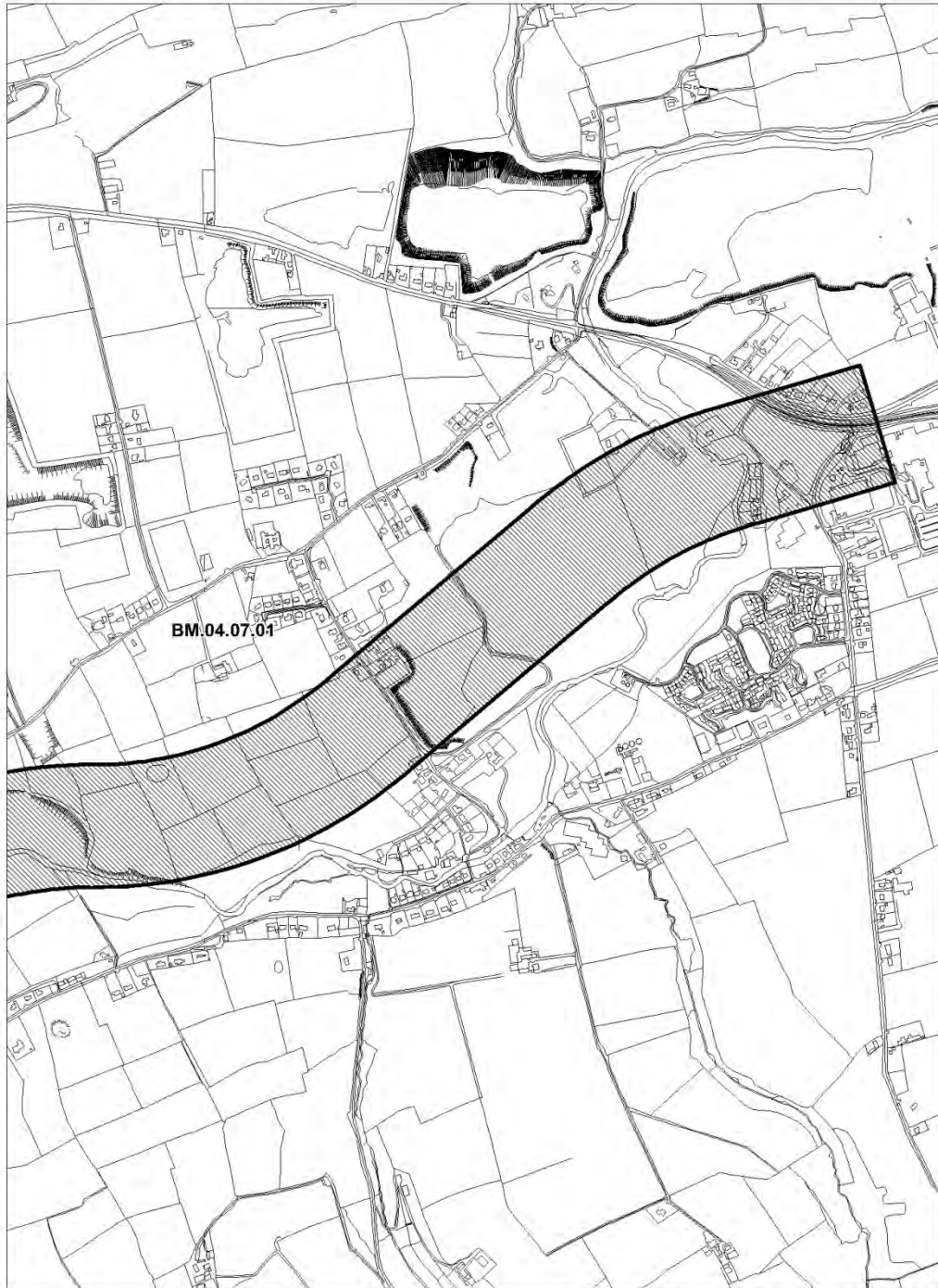
Coachford



Amendment Ref:BM.04.05.01

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

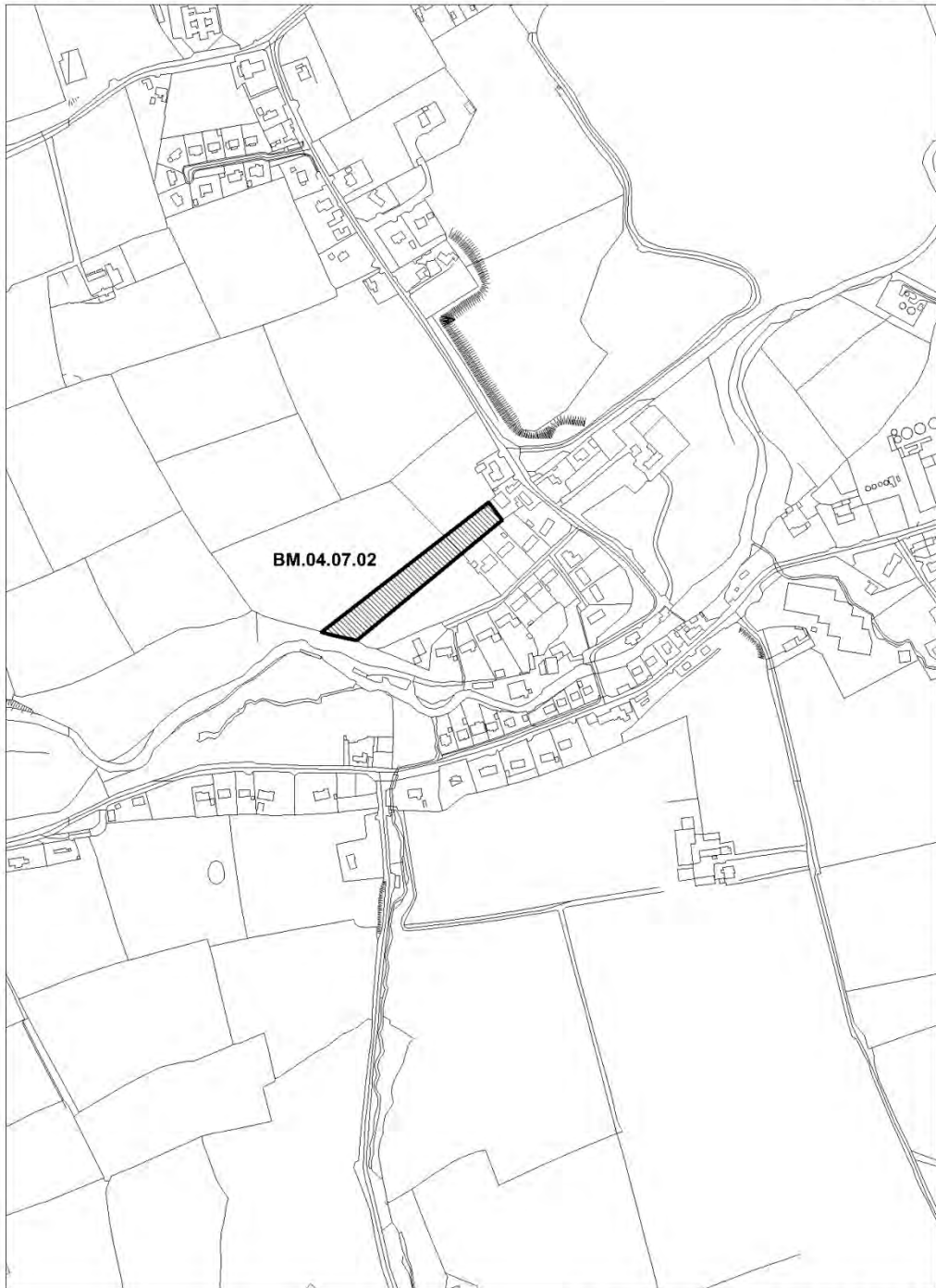
**Killumney
Ovens**



Amendment Ref:BM.04.07.01

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

**Killumney
Ovens**



Amendment Ref:BM.04.07.02

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

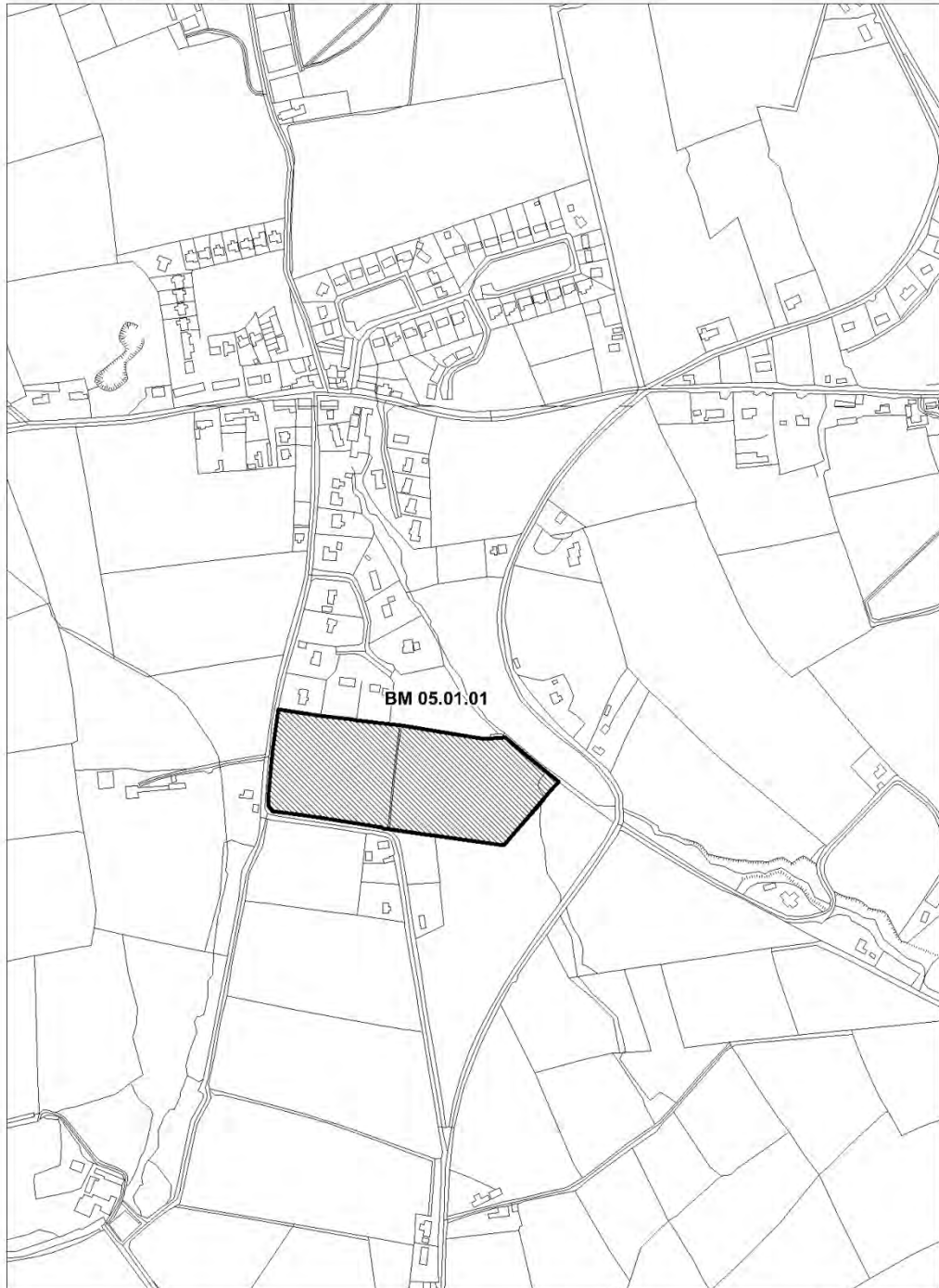
Tower



Amendment Ref:BM.04.08.01

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

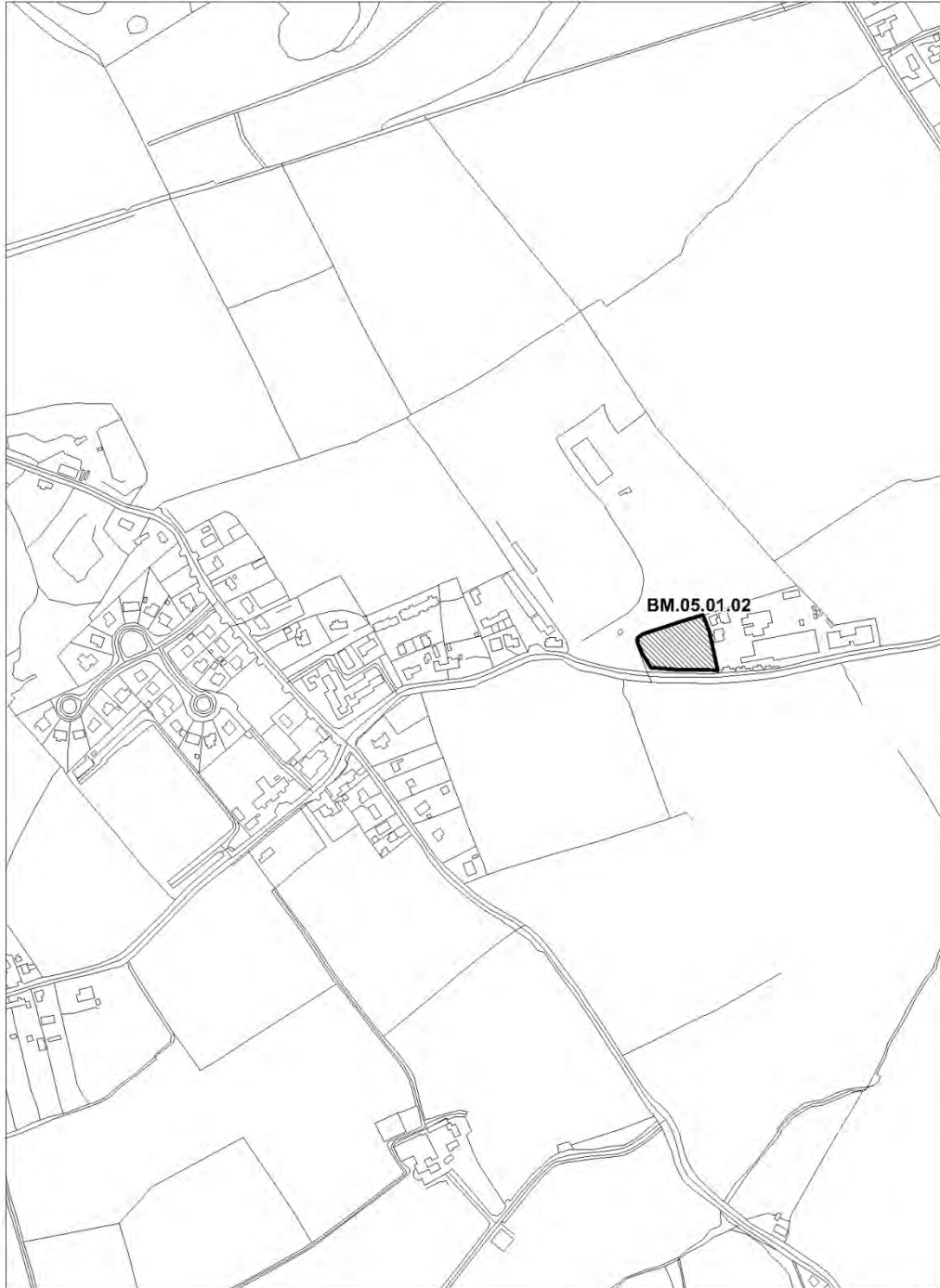
Aherla



Amendment Ref:BM.05.01.01

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

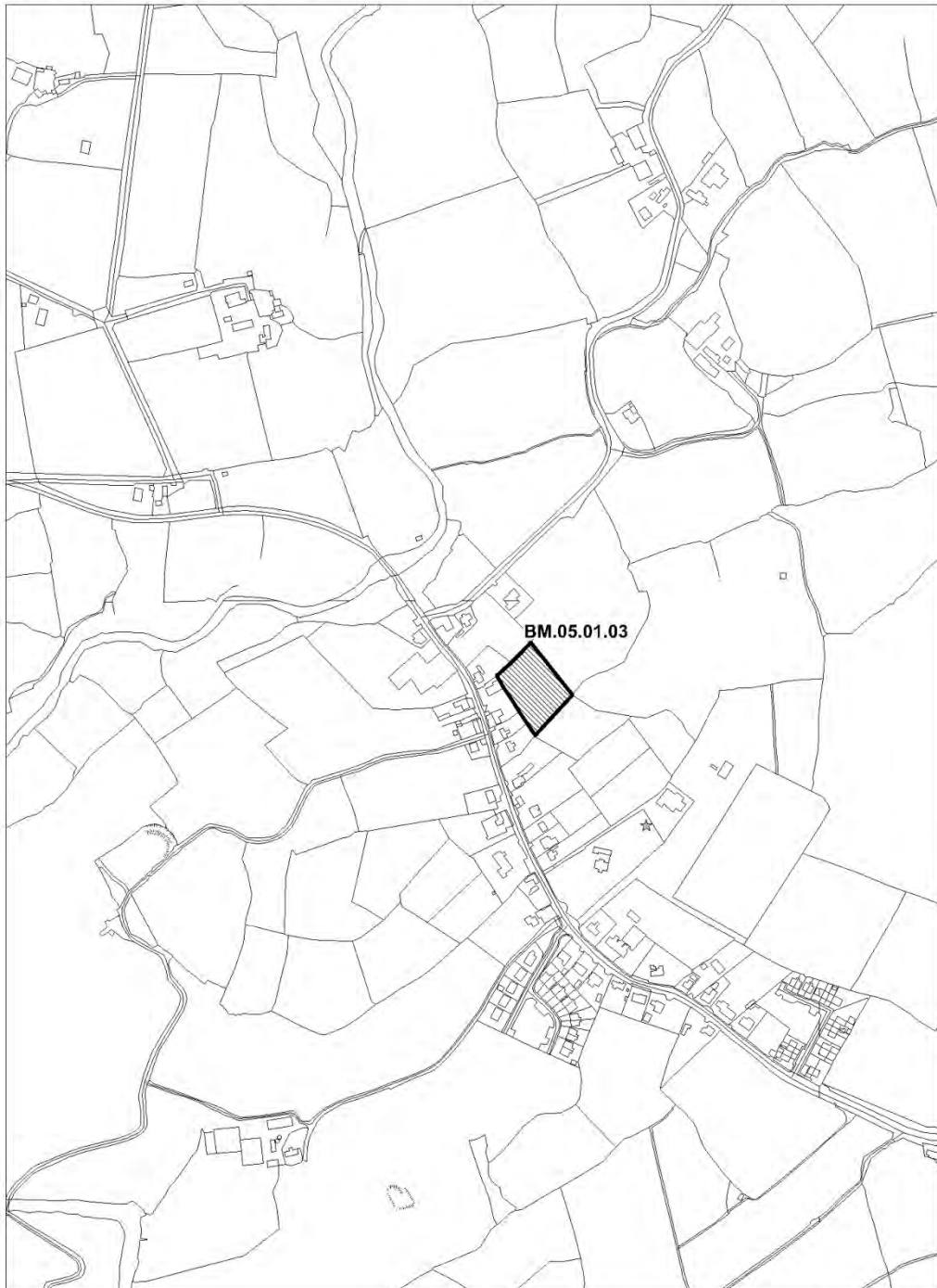
Cloughduv



Amendment Ref:BM.05.01.02

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

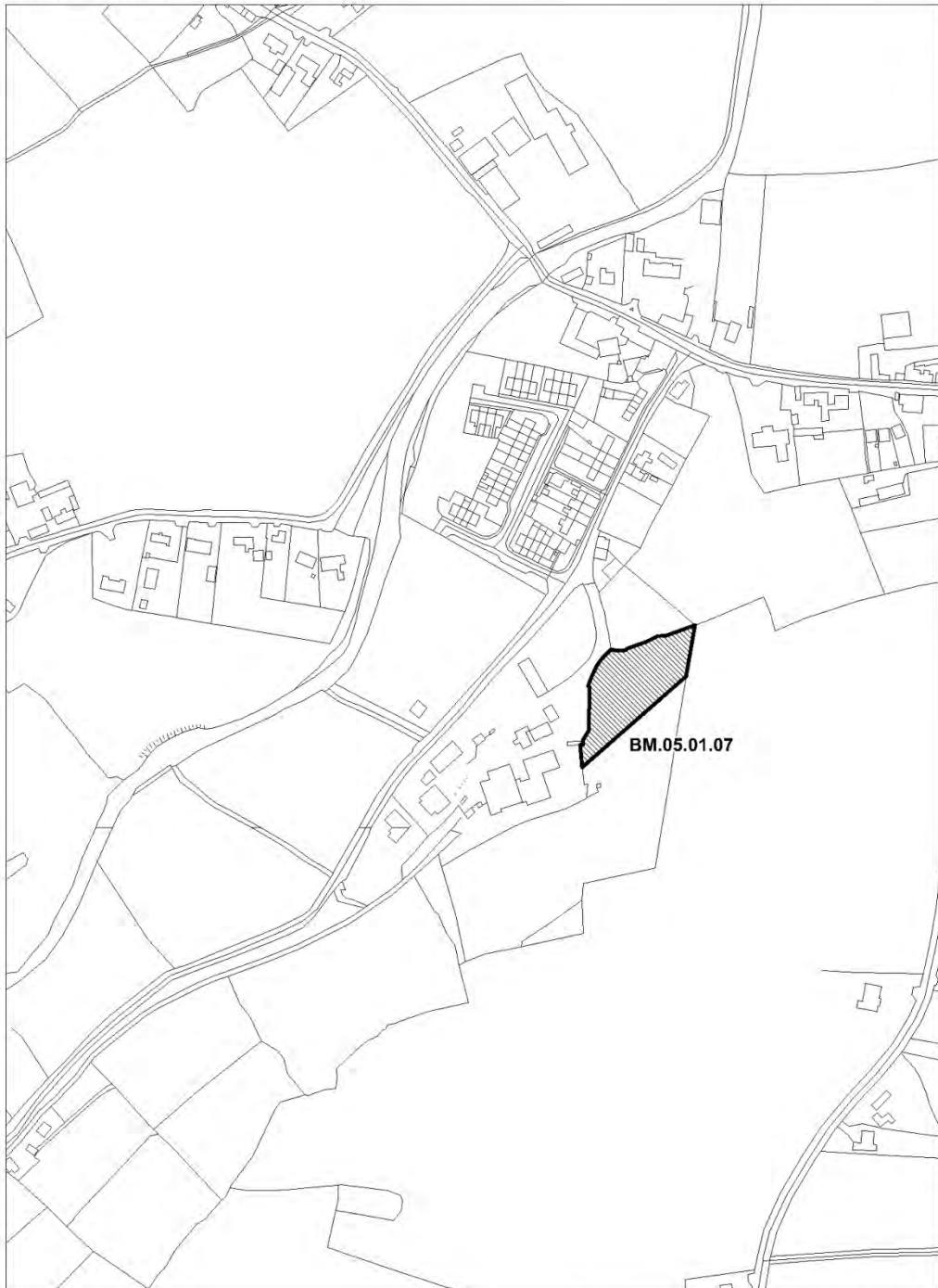
Clondrohid



Amendment Ref:BM.05.01.03

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

Crookstown



Amendment Ref:BM.05.01.07

**Blarney Macroom Municipal District Local Area Plan
Public Consultation Draft**

Ballinagree



Amendment Ref:BM.05.02.01

Appendix E - List of Late Submissions

Name	Settlement
Crossbarry Community Action Group(Leo Flynn)	Crossbarry
Angela Brennan	Inchigeelagh
Matthew & Gobnait Kelleher	Clondrohid