

Proposed Variation No.1

Cork County Development Plan 2014

Section 13(4)(a) Chief Executive's Report

- Part A:** Update Volume One Main Policy Material, Chapter 2 Core Strategy of the County Development Plan to reflect the revised housing supply figures, approach to Active Land Management and the Metropolitan Cork Strategic Land Reserve arising from the adoption of the Municipal District Local Area Plans, 2017.
- Part B:** Consequential Changes to Volume One Main Policy Material, Chapter 7, Town Centres and Retail, Chapter 10 Transport and Mobility, Chapter 11, Water Services, Surface Water and Waste, and Chapter 14, Zoning and Land Use, and Appendix G of Volume 1 of the Plan, arising from the adoption of the Municipal District Local Area Plans, 2017.

**Planning Policy Unit
21st December 2017**

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1. Introduction

- 1.1. The purpose of this Variation of the Cork County Development Plan, 2014 is to:
- Part A:** Update Volume One Main Policy Material, Chapter 2 Core Strategy of the County Development Plan to reflect the revised housing supply figures, approach to Active Land Management and the Metropolitan Cork Strategic Land Reserve arising from the adoption of the Municipal District Local Area Plans, 2017.
- Part B:** Consequential Changes to Volume One Main Policy Material, Chapter 7 Town Centres and Retail, Chapter 10 Transport and Mobility, Chapter 11, Water Services, Surface Water and Waste, and Chapter 14, Zoning and Land Use, of the Plan, arising from the adoption of the Municipal District Local Area Plans, 2017
- 1.2. The Variation includes changes to the text of Chapters 2, 7, 10, 11 and 14, and Appendices B and G of Volume One Main Policy Material, and are summarised in the following paragraphs.

Form and Content of the Variation

- 1.3. Part A of this report relates to variations to the Cork County Development Plan relating to Chapter 2 “Core Strategy”.
- 1.4. **Volume One Main Policy Material, Chapter 2 - Core Strategy: and Appendix B Core Strategy Tables.** Chapter 2 of the County Development Plan sets out the Core Strategy for the County in line with guidance, strategies and policies at national and regional level. It sets out information concerning the quantum, location and housing yield of land zoned in the county in comparison with the requirement for housing development as outlined in the population, household and housing targets as set out in the Regional Planning Guidelines 2010.
- 1.5. As part of the preparation of the 2017 Local Area Plans the supply of residentially zoned land has been increased in some areas as new zonings have been included, and has been reduced in other areas to reflect the fact that some lands have been developed and now form part of the “existing built up area. These adjustments are reflected in a revised Core Strategy Table 2.3 (Formerly 2.2) and revised Tables in Appendix B relating to the 4 Strategic Planning Areas and the 8 individual Municipal Districts.
- 1.6. The Variation also includes text setting out and explaining the approach to Active Land Management and the Metropolitan Cork Strategic Land Reserve, arising from the adoption of the Municipal District Local Area Plans, 2017. The need for the provision of a Metropolitan Cork Strategic Land Reserve was earmarked as a key issue in the current County Development Plan Core Strategy. The Variation sets out the approach taken to date and how the process will be moved onto the next stage.
- 1.7. The scope of Part B of this Variation is outlined below and the detailed changes to each Chapter of the Plan are also dealt with in Appendix B of this report. It also includes an update to Appendix G Composition of Municipal Districts.

- 1.8. **Volume One Chapter 7 Town Centres and Retail:** The proposed Variation to this Chapter provides additional guidance relating to assessing proposals for Large Scale Retail Warehousing and Outlet Centres.
- 1.9. **Volume One, Chapter 10 Transport and Mobility:** The proposed Variation to this Chapter inserts text in relation to the Transport Strategy for Metropolitan Cork and the Cork Cycleway Network.
- 1.10. **Volume One Chapter 11 Water Services, Surface Water and Waste:** The proposed Variation to this Chapter updates the Councils approach to dealing with issues relating to water sensitive catchments such as the Blackwater River as identified in the Local Area Plan review.
- 1.11. **Volume One Chapter 14 Zoning and Land Use:** Changes to this Chapter accommodate the inclusion of new text and objectives in relation to the Vacant Site Levy and Regeneration Areas and the implementation of the Urban Regeneration and Housing Act, 2015.
- 1.12. **Volume One Appendix G Composition of Municipal Districts:** Changes to this Chapter reflect adjustments to the network of settlements in the Blarney Macroom and West Cork Municipal Districts.
- 1.13. The text of the changes in Part A and Part B are set out in Appendix A in this document.

Environmental Reports

- 1.14. The proposed Variation No.1 has been considered in the context of the Habitats Directive, and Cork County Council is satisfied that the proposed amendment does not have the potential to give rise or contribute to negative impacts on any European Site. Accordingly, it is determined that there is no requirement for the proposed amendments to be subject to Appropriate Assessment.
- 1.15. Equally, the proposed Variation does not give rise to any strategic environmental concerns and having consulted with the Environmental Authorities it is determined that there is no requirement for them to be subject to Strategic Environmental Assessment. A Strategic Environmental Assessment (**SEA**) Screening Report including Strategic Flood Risk Assessment (**SFRA**) and a Habitat Directive Assessment (**HDA**) Screening Report has been prepared in conjunction with this proposed amendment and are available online for inspection and download from the following website <http://corkcocodevplan.com/>
- 1.16. This report should be read in conjunction with Volume 1 Proposed Variation to the Cork County Development Plan 2014, Variation No.1 and Volume 2 Environmental Reports on Proposed Variation No.1 published on 27th October 2017, which are available online for inspection and download from the following website <http://corkcocodevplan.com/>

Next Steps

- 1.17. This report will be circulated to all members of the Council for their consideration on Thursday 21st December 2017. It is the intention that the members will adopt the Proposed Variation No.1 to the Cork County Development Plan, 2014, at the full Council Meeting to be held on **Monday 12th February 2018**. The adopted Variation to the Cork County Development Plan, 2014 comes into effect the day the Variation is made, i.e. on **Monday 12th February 2018**.

2. Principle Issues Raised

- 2.1. In all, a total of 12 submissions were received on the Proposed Variation to the Cork County Development Plan, 2014 during the statutory public consultation period.
- 2.2. A list of submitters, summary of each submission, the Chief Executives Response and Recommendation is set out in Table 2.1.
- 2.3. The principle issues raised by the submissions under their respective headings are as follows;

Chapter 2 Core Strategy

- Amendments to Core Strategy tables and analysis of the strategic land reserve will serve to under pin the proper planning and sustainable development of Cork.
- Active land management initiative will enhance alignment between future development requirements, especially housing and the funding and delivery of essential infrastructure.
- Proposed Variation is consistent as far as it is practical with the objectives of the South West Regional Planning Guidelines 2010-2022.
- The list of the possible sites for consideration as SLR options should be clearly identified as indicative and that a fuller assessment of the large number of sites identified be undertaken,
- Does not appear to be a formal framework for the review of the sites, information provided is poor and there is no evidence that appropriate consultation will be undertaken with statutory stakeholders.
- Request further coherence and certainty over the Strategic Land Reserve process through this proposed Variation to such in the current County Development Plan.

Chapter 7 Town Centres and Retail

- Text under large scale retail warehousing should be clarified and revised accordingly.
- In considering any sites for Large Scale Retail Warehousing and Outlet Centres, it needs to be clearly demonstrated that the basis for their selection has taken full consideration of the need to protect the functionality of existing and proposed strategic transport infrastructure.
- Council have not sufficiently demonstrated how large scale retail warehouses or “Retail Outlet Centres” are to be facilitated, nor how proposals will affect the wider strategic transportation networks in accordance with the Spatial Planning and National Roads and Retail Planning Guidelines, in a plan led and evidence based manner.

Chapter 10 Traffic and Transportation

- Requests that the text under Transport Strategy for the Cork Metropolitan Area be revised with suggested new wording outlining that the study will address all land and transport modes and that its objective will be to provide a long term strategic planning framework for the Cork Metropolitan Area.

Chapter 14 Zoning and Land Use

- Suggest additional text to be added to Objective ZU 5-1 Vacant Site Levy-Residential and Regeneration Areas to ensure greater consistency and greater clarity of approach.

Table 2.1: Chief Executive's Response and Recommendation to each submission received.

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Response and Recommendation
Department of Housing, Planning and Local Government	VCDP 24307828	<p>Amendments to Core Strategy tables and accompanying analysis of the strategic land reserve will serve to under pin the proper planning and sustainable development of Cork. The proposed active land management initiative will enhance alignment between future development requirements, especially housing and the funding and delivery of essential infrastructure.</p> <p>Suggest Variation would benefit from the inclusion of text/references reflecting the National Planning Framework (NPF) together with an objective to the effect that the County Development Plan will be updated in the light of finalisation of the NPF, the Regional Spatial and Economic Strategy, inclusive of relevant Metropolitan Area Plans.</p> <p>Welcome inclusion of new section in Chapter 14 to support implementation of the Urban Regeneration and Housing Act, 2015 and the Vacant Site Levy.</p> <p>Recommend that additional text be inserted into Objective ZU 5-1 Vacant Site Levy-Residential and Regeneration Areas to ensure greater consistency and greater clarity of approach, as follows;</p> <p>"...on lands zoned as residential that meet the criteria as set out in the Urban Regeneration and Housing Act, 2015 and on lands designated as regeneration areas....."</p>	<p>Chief Executive's Response:</p> <p>Note supportive comments in relation to the Strategic Land Reserve and Active Land Management.</p> <p>The inclusion of a new objective in relation to the National Planning Framework (NPF), and the Regional Spatial and Economic Strategy (RSES), inclusive of relevant Metropolitan Area Strategic Plans (MASP) in the proposed Variation would be considered a Material Change and cannot be considered to fall within the scope of this proposed Variation. However the Planning Authority will on completion of the NPF and RSES including MASP consider how best to incorporate the provisions of these strategic documents either by way of a further Variation to the CDP or as part of the CDP Review.</p> <p>The proposal to add additional text to Objective ZU 5-1 would ensure greater consistency and bring greater clarity of approach. It is considered a minor modification to the proposed Variation.</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Response and Recommendation
			<p>Chief Executive's Recommendation:</p> <p>Further Modification Proposed. See Appendix A, Page 64</p>
Southern Regional Assembly (SRA)	VCDP 24297764	<p>Considers that the Proposed Variation is consistent as far as it is practical with the objectives of the South West Regional Planning Guidelines 2010-2022. The provisions for the Strategic Land Reserve and Active Land Management will strengthen the role of the Cork Gateway as the economic driver of the region through supporting initiatives that deliver housing in the appropriate locations in tandem with physical and social infrastructure.</p> <p>The proposed Variation demonstrates consistency with the Regional Planning Guidelines with respect to sustainable transport infrastructure and water services.</p> <p>By implementing the requirements of the Urban Regeneration and Housing Act, 2015, the provisions for vacant sites levy and regeneration areas are consistent with the Regional Planning Guidelines Social Inclusion and Regeneration objective.</p> <p>The Variation is consistent as far as is practical with regard to retail provision however propose that text relating to Large Scale Retail Warehousing be clarified. The text stating "there may also be scope for the development of an innovative type of large scale retail warehouse in Cork" is attributed to both the Regional Planning Guidelines and the Joint City and County Retail Strategy (2013), when it should instead be referenced as a statement from</p>	<p>Chief Executive's Response: Noted. Welcome the SRA's support in particular with regard to the Strategic Land Reserve and Active Land management.</p> <p>The request for clarifications to the text relating to Large Scale Retail Warehousing is considered to be a minor modification to the proposed Variation.</p> <p>Chief Executive's Recommendation:</p> <p>Further Modification Proposed. See Appendix A, Page 58</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Response and Recommendation
		the Joint City and County retail Strategy solely. Therefore recommend a change to the text under Large Scale Retail Warehousing removing reference to "The Regional Planning Guidelines for the South West (2010-2022).	
Environmental Protection Agency (EPA)	VCDP 24067314 (VCDP 24053506)	<p>Submission firstly suggests that the Variation should reference the recent Census 2016 data, Irish Water's Capital Investment Plan and Water Services Strategic Plan and the Ireland 2040 NPF.</p> <p>Recommends that once the proposed changes to the Conservation Objectives for the Blackwater SAC have been formally implemented by the Department of Culture, Heritage and the Gaeltacht, the Variation should be re-screened to consider any additional aspects that may not have been referenced in the assessment of the Variation.</p> <p>Also acknowledges the intention to prepare a Surface Water and Waste Water Management Plan for the Blackwater and a Sustainable Urban Drainage System Plan for Mallow noting that the SEA Directive and Habitats Directives should be considered.</p> <p>Notes recent publications regarding Water Quality in Ireland and states that in implementing the Variation, Cork County Council should ensure that proper planning and sustainable development is adhered to and that development is closely linked to the ability to provide the necessary critical service infrastructure prior to the approval for the development being granted.</p> <p>Finally, the submission sets out the Council's obligation under the</p>	<p>Chief Executive's Response:</p> <p>It is intended to include Census 2016 data as part of the next review of the County Development Plan.</p> <p>Consideration will be given on how best to incorporate the changes to the Conservation Objective for the Blackwater SAC into the County Development Plan/relevant Municipal District Local Area Plans when the change is made to the Conservation Objective.</p> <p>Current objectives in the CDP in particular WS 2-1 ensure that adequate water services infrastructure is in place before development can proceed.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>

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		SEA Regulations for future amendments and variations to plans.	
National Transport Authority (NTA)	VCDP 24313899	<p>Welcomes the detail set out in the proposed Variation, and makes a number of recommendations regarding Active Land Management (SLRs), Large Scale Retail Warehousing, Outlet Centres and the Transport Strategy for the Cork Metropolitan Area.</p> <p>Firstly, the submission recommends that the list of the possible sites for consideration as SLR options should be clearly identified as indicative and that a fuller assessment of the large number of sites identified be undertaken, with greater clarity provided in relation to consultation with key stakeholders.</p> <p>In relation to both Large Scale Retail Warehousing and Outlet Centres, recommends that in considering any sites for such development, it needs to be clearly demonstrated that the basis for their selection has taken full consideration of the need to protect the functionality of existing and proposed strategic transport infrastructure. View that the identification of potential sites needs to be undertaken on the basis of a plan-led approach to the location of this type of retail development, on the basis of an integrated approach to land use and transport planning.</p> <p>Finally, regarding the Transport Strategy for the Cork Metropolitan Area, the submission sets out revised and new wording to the proposed Variation outlining that the study will address all land and transport modes and that its objective will be to provide a long term</p>	<p>Chief Executive's Response: Noted. Sites identified for consideration as part of a Metropolitan Cork Strategic Land Reserve are undergoing a separate evaluation process which will include full consultation with all infrastructure providers, the outcomes of which will be incorporated into the County Development Plan and respective Municipal District Local Area Plans as appropriate.</p> <p>Comments in relation to Large Scale Retail Warehousing and Outlet Centres are noted. It is the intention of the Council to carry out detailed studies to identify a need and possible future locations for such developments. Such a study would include full consideration of the need to protect the functionality of existing and proposed strategic transport infrastructure.</p> <p>Chief Executive's Recommendation: Further Modification Proposed. See Appendix A, Page 59/60</p> <p>The suggested changes</p>

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		<p>strategic planning framework for the Cork Metropolitan Area. It also notes that the Transport Strategy will be used to inform transport investment levels and prioritisation over the longer term (20 year) and short term (5 year) period and in support of this an 'Implementation Plan' may be devised. It is also noted that the Transport Strategy will inform sustainable land use policy formulation by the Council, transport investment requirements and by association, the preparation of statutory plans.</p>	<p>to the text under "Transport Strategy for the Cork Metropolitan Area" set out a detailed explanation of the content and aims of the Strategy and suggest how it will influence a guide future development in Metropolitan Cork over the short (5 years) and longer term (20 years).</p> <p>Chief Executive's Recommendation: Further Modification Proposed. See Appendix A, Page 61</p>
<p>Transport Infrastructure Ireland (TII)</p>	<p>VCDP 24246276</p>	<p>Raises two issues of concern;</p> <ol style="list-style-type: none"> 1. Retail Warehousing and Retail Outlet Centres and 2. Strategic Land Reserve <p>1.Large Scale Retail Warehousing and Retail Outlet Centres</p> <p>Cork Metropolitan Area is very reliant on the national road network which has a finite capacity with limited capacity for upgrading works.</p> <p>It is vital that CDP and LAPs recognise the vital importance of the national road network by ensuring that the benefits being delivered by the existing and future upgrading works are secured into the future and not eroded by inappropriate development proposals assessed in an unplanned manner.</p> <p>States that the Retail Planning Guidelines, 2012, establish a general presumption against large out of town retail centres in particular those located adjacent or close to existing new or planned national roads/motorways. Very large single outlet retail warehouses (>6000 sq.m.) addressing a</p>	<p>Chief Executive's Response: Noted. In relation to Large Scale Retail Warehousing and Retail Outlet Centres the Council intend to carry out a study to identify firstly the need and then suitable locations for such developments before considering any planning applications in order to provide a robust planning framework for the consideration of any such proposals.</p> <p>The outcome of such a study may inform a variation of the CDP and an Amendment to certain Municipal District Local Area Plans</p> <p>Sites identified for consideration as part of a Metropolitan Cork Strategic Land Reserve are undergoing a separate evaluation process, which will</p>

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		<p>regional, if not national catchment may be considered on their merits in larger cities including the NSS Gateways such as Cork. Retail Guidelines indicate that Planning Authorities in Gateway areas may wish to consider designating potential development sites which would satisfy the following locational criteria;</p> <p>a) Demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and</p> <p>b) Demonstrate that traffic volumes can be accommodated within the design assumptions for such roads taking account of modal shift towards more sustainable travel modes.</p> <p>It should be noted that no such exception applies to "Outlet Centres", otherwise described as "Retail Outlet Centres".</p> <p>TII has serious concerns with regard to the inclusions of the proposed variation text relating to Large Scale Retail Warehousing and Retail Outlet Centres.</p> <p>Suggested approach has far reaching potential impact on national road infrastructure within the County which has not been addressed by this variation nor by the policies included in the adopted Municipal District Local Area Plans.</p> <p>Consider that the current Variation is at variance with the:</p> <ol style="list-style-type: none"> 1. Spatial Planning and National Roads Guidelines for Planning Authorities (2012) in particular the plan led approach promoted in the Guidelines and Section 2.7, 2. Retail Planning Guidelines (2012), and 3. Metropolitan Cork Joint 	<p>include consultation with key stakeholders such as TII, the outcomes of which will be incorporated into the County Development Plan and respective Municipal District Local Area Plans as appropriate.</p> <p>Chief Executive's Recommendation:</p> <p>Further Modification Proposed. See Appendix A, Page 59/60</p>

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		<p>Retail Strategy</p> <p>States that the current Variation does not give adequate plan led direction and creates uncertainty for developers, the public and TII.</p> <p>The Spatial Planning and National Roads Guidelines support plan led evidence based planning principles and sets out procedures for consultation with TII and land use planning to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. This statutory approach is not advanced via the current Cork County Council policy. Highlights the importance of complying with the requirements of Section 2.7 of the Guidelines, in particular with regard to development objectives/zoning of locations at or close to junctions where such development could generate significant additional traffic with potential impact on the national road network.</p> <p>Deferring such significant proposals to development management:</p> <ul style="list-style-type: none"> • Has the potential to create adverse impacts on the national road network. • Does not take account of future proposals to alter the network. • Conflicts with Sections 7.28 and 7.30 "Retail Warehousing/Bulky Goods" of the Metropolitan Cork Retail Strategy. • Conflicts with national policy as set out in both the Retail Planning Guidelines and the Spatial Planning and National Roads Guidelines. • Creates uncertainty for developers, the public, TII, NTA, as well as other competing zoned land uses. 	

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		<p>Based on the existing joint retail strategy policy approaches and also previous excellent planning practises, surprised that Cork County Council has declined to take the advice of the Retail Planning Guidelines to consider designating potential development large scale retail warehouse sites to ensure they are in compliance the Spatial Planning and National Roads Guidelines.</p> <p>A precedence for a plan led approach for large scale retail warehousing proposals has been pursued by both Fingal County Council (where current IKEA site was zoned for large scale retail warehousing in their CDP and Local Area Plans following extensive public consultation and relevant technical analysis to identify appropriate transport and traffic mitigation measures) and Dun Laoghaire Rathdown County Council (where they undertook a study to identify an appropriate site for large scale retail warehousing in partnership with TII and the NTA. Outcome of study indicated that no site was warranted nor available. The project in question was subsequently accommodated in an existing retail park).</p> <p>TII would recommend that a study be undertaken by the Planning Authority to identify suitable sites for these forms of retail land uses, taking into account relevant guidelines, strategic issues and mitigation measures which should be associated with such development types. The Council needs to fully consider the wider implications for the functionally and development of existing and proposed strategic transport infrastructure (both road and</p>	

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		<p>public transport) as well as considering the ramifications for local traffic/people movement and appropriate mitigation measures.</p> <p>Conclusion on Retail Does not believe that Council have sufficiently demonstrated how large scale retail warehouses or "Retail Outlet Centres" are to be facilitated as a result of the proposed variation of the development plan or the Municipal District Local Area Plans, nor how proposals will affect the wider strategic transportation networks in accordance with the Spatial Planning and National Roads and Retail Planning Guidelines, in a plan led and evidence based manner.</p> <p>Advises that the use of the development management process to establish sites as a methodology does not provide a robust and sustainable framework for these forms of development.</p> <p>These concerns were also highlighted during the preparation of the Municipal District Local Area Plans and remain the same.</p> <p>Given the number of recent preplanning requests it would be opportune to amend the current approach and promote an evidence based plan led approach consistent with the precedence of a plan led and evidence based approach established for similar type development in the Greater Dublin Area. It would be expected that the Cork Metropolitan area would benefit from such an approach.</p> <p>2. Strategic Land Reserve Highlight that not aware of the</p>	

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		<p>criteria for any detailed analysis that is taking place nor been consulted with regard to the critique/assumptions used on any of these sites of which many are located in proximity to the national road network.</p> <p>Does not appear to be a formal framework for the review of the sites, information provided is poor and there is no evidence that appropriate consultation will be undertaken with statutory stakeholders. It is unclear how and when this land is proposed to be released and the justification for selecting the sites is unclear.</p> <p>It remains premature to include these sites in the Development Plan pending an agreed exploration/assessment of the sites or providing clarity on the above issues. From a national roads perspective these areas suffer from a lack of a local road capacity and poor public transportation networks which would create an unsustainable impact on the already congested national road network.</p> <p>Conclusion TII advocates a consultative approach and remains available to assist and support the Council in developing a sustainable land use and transport based planning framework for these matters.</p>	
Dublin Airport Authority	VCDP 24313989	The DAA have no comment to make regarding the proposed Variation and thank the County Council for consulting with them.	<p>Chief Executive's Response: Noted.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>
Martin Moloney	VCDP 24297394	Submission relates to the proposed Variation to the 2014 Cork County Development Plan, in particular within Chapter 2, section 2.2.21 (Core Strategy).	<p>Chief Executive's Response: Noted. Sites identified for consideration as part of a Metropolitan Cork Strategic Land Reserve</p>

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		<p>Submission is primarily concerned with lands which form part of the SLR7 Ballincollig East - Carrigrohane, located only 6km from Cork City Centre with access to the N22 and N40. The submission states that the lands have several positive planning and sustainable development attributes and that it is the intention of the owner to bring them forward for residential development as soon as is possible.</p> <p>Welcomes the proposed variation, stating that it is coming at an opportunistic time for Cork County Council, and that given the current affairs there can be no dispute as to the critical need to accelerate the supply of new housing within Metropolitan Cork.</p> <p>Finally, notes that over a 3-year period the Council has not come any closer to providing definitive clarity on the County's Strategic Land Reserve and that the purpose of this submission is therefore to request further coherence and certainty over the Strategic Land Reserve process through this proposed Variation to such in the current County Development Plan.</p>	<p>are undergoing a separate evaluation process the outcomes of which will be incorporated into the County Development Plan and respective Municipal District Local Area Plans as appropriate.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>
Michael Bowes	VCDP 24235730	<p>Argues for the need to give full consideration to the propriety and capacity of the subject lands at the former Fernhill Golf Course (SLR2) to deliver additional much-needed housing stock in the Metropolitan Cork town of Carrigaline outside the City in the short to medium term.</p> <p>Outlines how the subject lands can be considered as a principal SLR for the County based on a sequential approach to housing development, infrastructural investment, the multi-modal transport opportunities available</p>	<p>Chief Executive's Response:</p> <p>Noted. Sites identified for consideration as part of a Metropolitan Cork Strategic Land Reserve are undergoing a separate evaluation process the outcomes of which will be incorporated into the County Development Plan and respective Municipal District Local Area Plans as appropriate.</p>

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		<p>to the site which the submission notes, will further enhance further sustainable transportation connections.</p> <p>In addition, notes that the development of the subject lands is also consistent with the land-use scenarios included for as part of the Carrigaline Area Transportation Study (CATS), outlining options for a local bus town centre service.</p> <p>Finally, states that the land owner is fully committed to the delivery of much needed quality housing stock for the Cork area and has appointed a full design team to prepare a master plan under the guidance of Cork County Council.</p>	<p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>
O'Mahony Family	VCDP24276580 (VCDP24296895)	<p>Amended version of submission reference number VCDP24276580, which relates to the proposed Variation to the 2014 Cork County Development Plan, in particular within Chapter 2, Section 2.2.21 (Core Strategy).</p> <p>This submission is primarily concerned with lands which form part of the SLR6 Ardrostig and as noted in the submission, the lands have immediate capacity to accommodate for residential development and that it is the intention of the owner to enter into a joint venture with an experienced developer to develop the land as soon as possible, however that this can only be made possible should a strong vision, time-frame and delivery methodology for the designation of the most appropriate Strategic Land Reserves be brought forward.</p> <p>Welcomes the proposed Variation, stating that it is coming at an opportunistic time for Cork County Council to address issues on the housing supply deficit, rising house rents and prices and</p>	<p>Chief Executive's Response: Noted. Sites identified for consideration as part of a Metropolitan Cork Strategic Land Reserve are undergoing a separate evaluation process the outcomes of which will be incorporated into the County Development Plan and respective Municipal District Local Area Plans as appropriate.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>

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		<p>homelessness. In this context, the submission notes that there can be no dispute as to the critical need to accelerate the supply of new housing in Metropolitan Cork.</p> <p>Finally, notes that over a 3-year period the Council has not come any closer to providing definitive clarity on the County's Strategic Land Reserve. The purpose of this submission is therefore to request further coherence and certainty over the Strategic Land Reserve process through this proposed Variation to such in the current County Development Plan.</p>	
Irish Water	VCDP 24312542	States that they have no objections to the proposed Variation.	<p>Chief Executive's Response: Noted</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>

3. Chief Executive's Recommendation

- 3.1. It is recommended that the proposed Variation No.1 to the Cork County Development Plan, 2014 is made (highlighted in **Red** and **Bold**) as set out in Appendix A including Further Modifications to the Variation as recommended in the Chief Executive's Report which are shown in **Blue, Bold** and **Underlined**.

Appendix A: Revised Text of Proposed Variation No. 1

Part A: Core Strategy Variation

Part A of this report relates to Variations to the Cork County Development Plan relating to Volume One Main Policy Material, Chapter 2 “Core Strategy” and Appendix B “Core Strategy Tables”. The text of the proposed Variation is set out in the attached Appendices A and D of this report.

Part B: Other Consequential Changes

Part B of this report relates to Consequential Changes to Chapter 7 Town Centres and Retail, Chapter 10 Transport and Mobility, Chapters, 11 Water Services, Surface Water and Waste and Chapter 14 Zoning and Land Use. Also includes changes to Appendix G Composition of Municipal Districts. The detailed changes to the Plan are dealt with in Appendix B and C of this report.

Text to be removed is shown with ~~STRIKETHROUGH~~ and Text to be included is shown as **RED** and **Bold**, including Further Modifications to the Variation as recommended in this Chief Executive’s Report which are shown in Blue, Bold and Underlined.

Part A Core Strategy

Revise text in Volume One Main Policy Material, Chapter 1 Core Strategy, Section 2.2 Core Strategy.

(including Cork City) is 6,433 units. We estimate the County Council's housing land supply could yield 7,838 units for that period.

Section 2.2 Core Strategy

As stated in previous sections of the plan, a key requirement for this CDP is to demonstrate how its policies and objectives are consistent with national and regional population targets. This further strengthens the role of the Cork County Development Plan as the fundamental link between national, regional, and local policy. This section of the plan sets out the population and housing requirements of each Strategic Planning Area within Cork County and when combined, how they seek to comply with the National and Regional targets.

Population Targets, Land Supply and Housing Requirements

During the second quarter of 2014 two new National Policy Documents were published concerning land supply and housing requirements. The first, "Housing Supply Requirements in Ireland's Urban Settlements 2014 – 2018" was prepared on behalf of the Housing Agency (April 2014). It is important to note that the study does not consider delivery-side aspects. Therefore, the study does not address any issue of 'pent up' housing demand. On this basis, all projected figures should be viewed as a minimum requirement for that year. The Minimum Housing Requirement over the Projected Period (2014-2018) for Metropolitan Cork identified in this report

The second, "Construction 2020 A Strategy for a Renewed Construction Sector" was published by the Government in May 2014. The kernel of the document and the area which concerns this particular chapter is that the report states that, in coming years, increases in population will result in the formation of at least 20,000 new households each year, each requiring a separate dwelling. In addition, a number of existing dwellings will disappear through redevelopment or dilapidation. The results suggest that nationally there will be a need for at least 25,000 new dwellings a year over the coming fifteen years. In order to establish what this means for Cork, it was estimated that the population of Cork City and County (519,032) would require 11.3% (share of national population) of that total growth (25,000 units) which equals 2,825 units per annum or 42,375 units for Cork City and County (32,700 units for Cork County alone) over a 15 year period. This is considered a minimum requirement for Cork County in particular given that the County Metropolitan Cork Strategic Planning Area has consistently performed above expectation in recent decades. The Council is confident that the required supply can be achieved, and the following paragraphs provide more detail on the

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methodology which was used to establish both the demand (population, households, new units required) and supply side of the equation (zoned land and corresponding units).

Residential Land Supply

It is a key role of the Plan to regulate the supply of land for housing so that it is closely aligned to the population targets. The figures set out in Table 2.2 and Appendix B Tables B1 to B4 and B6 to B13 were calculated as follows.

Housing Requirements

In establishing the number of housing units required to achieve the population targets discussed in the previous section, firstly it was necessary to calculate the “New Households 2011-2022” figures. These were based on dividing the “Census Population 2011” by the current average household size for County Cork of 2.8, (Census 2011) to give “Total Households 2011” and dividing “Population Target 2022” by the predicted average household size in 2022 of 2.41 (Regional Planning Guidelines 2010) to give “Total Households 2022”. Then subtract “Total Households 2011” from “Total Households 2022” to get “Total New Households 2011-2022”.

Following that, the “New Units Required 2011-2022” figure was calculated. This calculation is based on the level of vacancy and frictional losses in the market. The Regional Planning Guidelines (2010) point to these issues including the downturn in the

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economy and the re-adjustment of the housing market leading to a lower household conversion rate of 1.15 (previously it had been 1.3). The “Total New Households 2011-2022” figure was multiplied by 1.15 to get “Gross New Units Required 2011-2022”.

The Council also took account of all unfinished (vacant) units across the county based on the Unfinished Housing Estates data produced by the Department of the Environment (2011) to coincide with the baseline year for the plan’s data. This figure was subtracted from the “Gross New Units Required 2011-2022” figure for each main settlement and also for the smaller settlements, generating the “New Units Required 2011-2022” figure overall as set out below in Table 2.2 and for each individual settlement as set out in Appendix B, Tables B6 to B13.

In order to establish the net hectares that would be required within the main towns, based on the densities proposed in this plan an estimated calculation of 25 dwellings / ha in the County Metropolitan Cork Strategic Planning Areas, 20 dwellings / ha for the Greater Cork Ring Strategic Planning Area and 18 dwellings / ha for the West and North Cork Strategic Planning Areas was used.

Housing Supply

In establishing the estimated net residential land supply currently zoned and available in each of the main towns as set out in the Local Area Plans (**LAPs**) and Town Council Plans (**TCPs**), the Housing Land Availability Study 2012 data was used.

During the preparation of the 2011 Local Area Plans, the Council decided to make provision for the all of the population allocation and new housing requirements (including rural housing) within the settlement network. In analysing the potential of the lower order settlements, in particular, to accommodate part of this growth it was found that in most cases, they were not capable of accommodating the apportioned growth from the previous Core Strategy. In order to maintain the overall population target for each Strategic Planning Area and Electoral Area **Municipal District** it was decided to accommodate the remaining growth in the main towns for each Electoral Area **Municipal District** which lead to a requirement for additional zoned lands over and above that required to meet the population target for the settlements set out in the Core Strategy. It should be noted that the population target for each main town was not adjusted to take account of this additional growth. **This approach has been continued in the 2017 Municipal District Local Area Plans.**

The “Estimated Net Residential Area Zoned in LAPs and TCPs” is based on the amount of residentially zoned land in the main towns as set out in the relevant 2017 LAP/TCP. The “Estimated Housing Yield (LAPs and TCPs) was also derived from the LAPs/TCPs (HLAS 2012) for the main towns. The housing unit growth figures for the villages **have generally been brought forward unchanged from the 2011 LAPs into the 2017 LAPs.** ~~taken from the local area plans were based on extant planning permissions, the current size and scale of the settlement and its capacity to accommodate additional growth in accordance with the Sustainable Residential Development in urban Areas Guidelines (DoECLG).~~ In Appendix B, Tables B1 to B4 an indicative figure for rural housing based on recent trends identified during the preparation of the Rural Housing Background paper (published in November 2012) is also included to provide a complete picture of housing supply in the county.

In order to ensure that each settlement had an adequate land supply, the “Net ha Estimated Requirement (ha)” was subtracted from the “Estimated Net Residential Area Zoned in LAPs/TCPs (ha)”. This yielded an Estimated Strategic Land Reserve which is also identified in Table 2.2, for each Strategic Planning Area, also in Appendix B Tables B1 to B4 at a Strategic Planning Area level and in Appendix B Tables B6 to B13 at a Municipal District level.

original tables some changes have occurred in particular to address housing supply issues identified in the County Metropolitan Cork Strategic Planning Area.

Appendix B Table B5 sets out the current total population (Census 2011) of each of the 8 Municipal Districts, the population of each of the main towns and a rural and villages figure for 2011. The 2022 population figures show the amount of the population growth target allocated to each of the Municipal Districts, main towns and villages/rural areas. See Appendix B Table B5 'Summary of Population (Census 2011) and 2022 Targets for each Municipal District for County Cork'.

Appendix B Tables B6 to B13 sets out the amount of zoned land/housing units required to accommodate the separate population growth targets for the main towns and villages/rural areas within each of the 8 Municipal Districts and ~~provides~~ **provided** a clear framework **for the review of the Local Area Plans.** ~~on which the next Local Area Plan review will be based.~~ **The Local Area Plans were not adjusted to reflect higher figures for the villages as set out in the County Development Plan for some Municipal Districts.**

These tables show clearly how the overall figures in Table 2.2 'Summary of Population, Household and Net New Houses for County Cork 2022' ~~will be~~ **were** addressed at the Municipal District Local Area Plan level. See Appendix B Tables B5 to B13.

The 2017 Local Area Plans have now been adopted and while generally in compliance with the

Strategic Land Reserve

The amount of land or housing specified in Table 2.2 of the Core Strategy and the tables in Appendix B are in general compliance with Table 4.6 of the South West Regional Authority Guidelines 2010 (SWRPG).

Also Paragraph 4.2.11 in the SWRPG makes provision for "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 of 2007". The Development Plan Guidelines state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (headroom). Generally the quantum of headroom will depend on the circumstances of the settlement and the availability of infrastructure and other issues.

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In this Plan the Headroom figure available is provided under the “Current Estimated Strategic Land Reserve (LAPs and TCPs)”. The ‘Net Estimated Requirement (ha)’ figures provided in Table 2.2 do not include the 50% headroom as required under Development Plan Guidelines for Planning Authorities. The “Current Estimated Strategic Land Reserve (LAPs and TCPs)” set out in Table 2.2 gives a figure for the approximate amount of headroom available in each Strategic Planning Area and Appendix B Tables B6 to B13 give a figure for the approximate amount of headroom available at Municipal District level.

It is important given the uncertainties and particular constraints on individual settlements that the overall requirement/amount/supply of land within the “Current Estimated Strategic Land Reserve (LAPs and TCPs)” is considered primarily at a Strategic Planning Area level and not at an individual main settlement level. However a detailed breakdown of the Strategic Land Reserve at a Municipal District level is set out in Appendix B Tables B6 to B13 and ~~will be further~~ **was** reviewed in detail during the ~~next~~ local area plan review **which led to changes in the land supply figures**. The purpose of the “Current Estimated Strategic Land Reserve (LAPs and TCPs)” is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are not delivered and also to a lesser extent, where

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smaller settlements and rural areas do not deliver the housing units required, because of constraints primarily in water services, but also in road and transportation infrastructure.

The Core Strategy **Table 2.3** currently shows that there is ~~37% headroom~~ **46% headroom** across the 4 Strategic Planning Areas (8 Municipal Districts). However the headroom in the County Metropolitan Cork Strategic Planning Area is only ~~14%~~ **27%**.

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:

- 1. 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.

2. 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:

1. 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;

2. The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates;
3. The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state;
4. Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors;
5. 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 and 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 Municipal Districts 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 the County Metropolitan Cork Strategic Planning Area– 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.

The following paragraphs outline the approach that ~~could be~~ **was** taken to the current estimated strategic land reserves in the different strategic planning areas during the preparation of the 2017 Municipal District Local Area Plans.

County Metropolitan Cork Strategic Planning Area

Following analysis of boom and bust cycles, it is clear that economic recovery will be driven by market demand which is most likely to commence in the County Cork Metropolitan Area, given its Gateway status under the National Spatial Strategy.

The County Metropolitan Cork Strategic Planning Area is the main engine of population and employment growth for the region. In conjunction with the relevant infrastructure providers, it is essential that the critical water services, roads and transport infrastructure is provided in a timely manner to ensure that sufficient lands are

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available to support the ambitious population growth targets.

In order to support the achievement of these targets the supply of residentially zoned land in the County Metropolitan Cork Strategic Planning Area must be robust enough to absorb the amount of expected growth, provide sufficient housing choice across the area and make provision for contingencies in the event that some lands may not become available as quickly as expected. On this particular point, the Council are mindful that 61% of the land supply (22,213 units) comes from a small number of large sites (9 in total). These sites require further study and infrastructure investment in order to unlock their potential. These requirements are set out in more detail in Chapter 15 Table 15.1 of this plan.

The ~~2011~~ **2017** Local Area Plans identify sufficient land to meet the estimated requirement for new housing. In addition, those LAPs also identify a further ~~153~~ **293** ha or ~~14%~~ **27%** of the estimated requirement that could form a strategic reserve. However, it is considered that this overall land supply does not include a sufficient contingency in the event that a major parcel (or parcels) of zoned land fail to commence development in the lifetime of the plan.

In order to offset the risk of a major parcel of zoned land failing to commence development or the continuation of low levels of

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development activity in the city docklands and other sites, it is estimated that a strategic reserve of ~~a minimum of 360~~ **between 300ha-400ha** (which would include the current ~~153ha~~ **293** ha strategic reserve identified in Table ~~2-2~~ **2.3** below) should be provided for ~~in the next review of the~~ **over the lifetime of the** local area plans covering the County Metropolitan Cork Strategic Planning Area.

When preparing the Local Area Plans 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 Strategic Land Reserve 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).

The Strategic Land Reserve 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

The High Level Appraisal has resulted in the emergence of 6 no. SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognized that detailed assessment is required, including consultation with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee. The assessment will include Habitats Directive Assessment and Strategic Environmental Assessment so that full account is taken of environmental and ecological issues. The development and implementation of a waste-water

management strategy for Cork Harbour (as referenced in Section 11.2.17) will also be critical to facilitating future large scale development within the Metropolitan Area.

The Council intend to carry out a detailed study in the County Metropolitan Cork Strategic Planning Area in order to identify the amount and location of the additional estimated strategic land reserve that may be required, in consultation with both national and local stakeholders. This study would be based on a number key principles such as, maximising the use of existing water services, roads, public transport infrastructure and other public amenities, the provision of planned water services, roads and public transport infrastructure, careful sequencing/phasing/prioritisation as to when this land would be released and ensuring no adverse impact on ecologically sensitive sites. On foot of this study it is intended to promote a Variation to the County Development Plan amending the Core Strategy to identify the settlements/areas where this additional zoned land should be located including clear guidance on sequencing/phasing/prioritisation. This Variation would involve revising the allocation of population/housing growth for each of the Municipal Districts which come within the County Metropolitan Cork Strategic Planning Area. This Variation

~~would be carried out in advance of the initial public consultation relating to the next Local Area Plan review. The revised Core Strategy would then form the basis for identifying the individual plots of land in each of the selected settlements within the respective Municipal Districts.~~

Although the population target for Metropolitan Cork has been adjusted to accommodate the revised population target for the Greater Cork Ring, it is proposed to closely monitor progress towards these targets over the lifetime of the plan. ~~but particularly in the 2 year Managers Report to be prepared in 2017. The next review of the Local Area Plans will take account of emerging trends and propose adjustments where appropriate.~~

Table 2.2. List of possible sites for consideration as Strategic Land Reserve options		
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
		1489.2

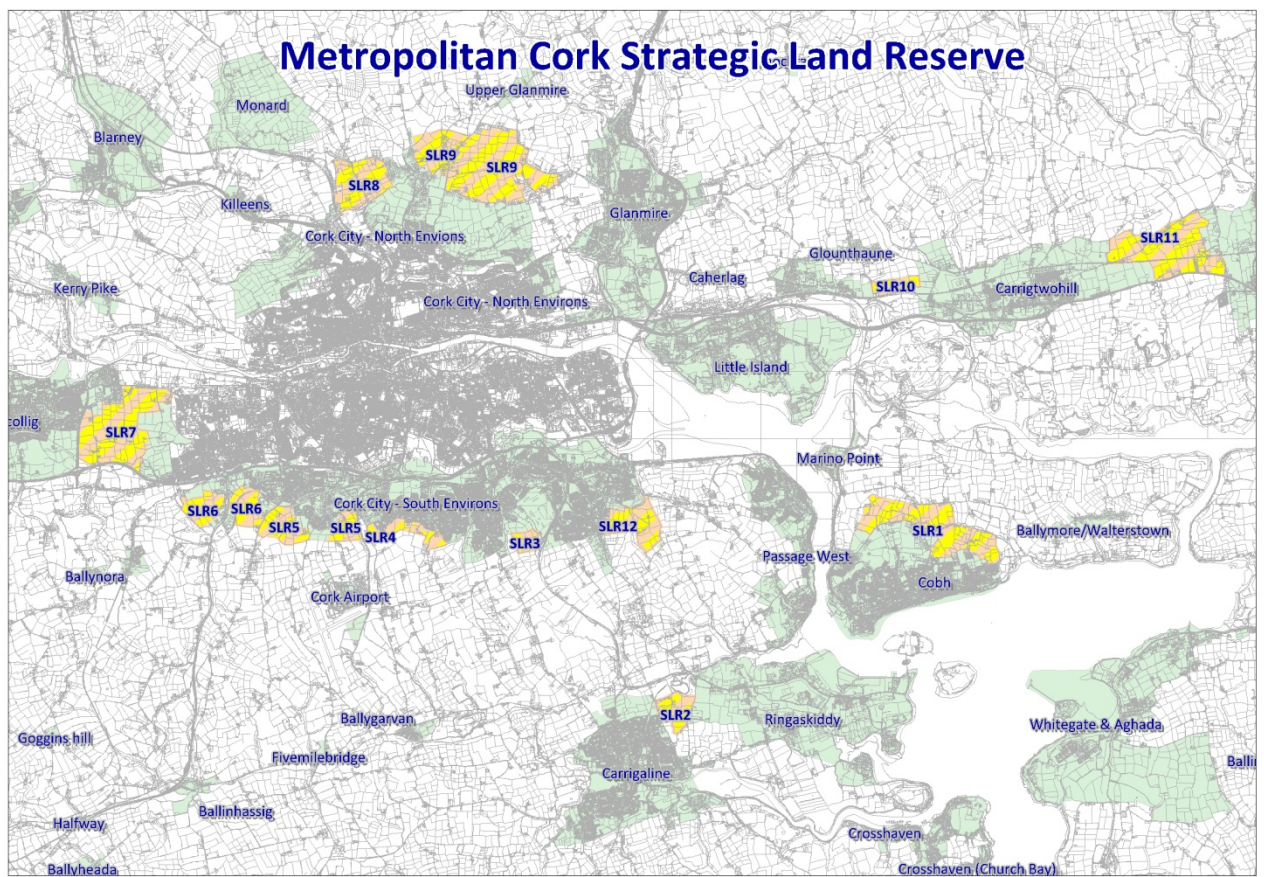


Figure 2.2: Locations of Strategic Land Reserve Options

The need to adjust the County's population targets¹ has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.

All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix, See Chapter 3 Housing and the prioritising of Infrastructure provision. See Chapter 15 Putting this Plan into Practice. The next local area plan review will include clear guidance on sequencing/phasing/prioritisation of the estimated strategic land reserves.

Also, where the rate of rural housing development threatens to undermine the settlement network, this plan sets out to provide improved management for this type of development focussing on the needs of rural communities.

West and North Cork Strategic Planning Areas

As noted, part of the housing land supply is to provide for a contingency which is critical in all of the Strategic Planning Areas but more especially in the North and West Cork Strategic Planning Areas which are more peripheral to the Gateway. In these Strategic Planning Areas the reserve sites will be subject to more detailed examination at the next local area plan review which will indicate whether the zoning requirements are sufficient to meet the population targets and also whether the sites zoned for residential development are capable of (i) being developed and (ii) of delivering the required yield of units. The local area plan review will also include clear guidance on sequencing/phasing/prioritisation of the strategic land reserves.

Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix B of this plan provides specific reference to the main settlements, villages and rural areas at a Municipal District Level. See also Chapter 15 Local Area Development and Local Area Plans.

¹ It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.

Table 2.3: Summary of Population, Households and Net New Houses for County Cork 2022

Strategic Planning Area	Census 2011	Adjusted Population Target for 2022	Housing Requirement			Housing Supply		
			Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Net Residential area zoned in LAPs and TCPs (2)	Total Units	Current Estimated Strategic Land Reserve (LAPs and TCPs)
County Metropolitan [Main Settlements]	117,520	160,141	24,478	27,235	1,089 ha	1241.94 ha 1,381.91 ha	32,811 33,788	153 ha 292.91 ha
County Metropolitan [Rural Areas]	52,989	53,750	3,378	3,803		0 ha	3,809 (3)	
Greater Cork Ring [Main Settlements]	41,300	54,727	7,959	8,601	431 ha	705.63 ha 738.88 ha	14,323 14,603	275 ha 307.88 ha
Greater Cork Ring [Rural Areas]	77,118	77,155	4,472	4,805		0 ha	5,661 (4)	
North Cork [Main Settlements]	13,093	17,117	2,426	2,615	147 ha	261.50 ha 264.69 ha	4,048 4,138	116 ha 117.69 ha
North Cork [Rural Areas]	37,405	38,895	2,780	3,074		0 ha	3,094 3,074 (5)	
West Cork [Main Settlements]	13,894	19,900	3,295	3,742	207 ha	360.90 ha 350.80 ha	5,534 5,305	154 ha 143.80ha
West Cork [Rural Areas]	46,483	48,937	3,705	4,130		0 ha	4,182 4,188 (6)	
Total Cork County	399,802	470,622	52,493	58,005	1,874 ha	2,569.97ha 2,736.28 ha	73,462 74,566	698 ha 862.28 ha

[Please see Appendix B for the detailed breakdown of these figures for each main settlements, villages and rural areas]

(2) This figure is based on the HLAS 2012 and more recent analysis carried out during the Local Area Plan Review Process which analysed each residentially zoned site within the main settlements based on the density set out in the local area plans a

(3) 3,809 comprises 2137 for villages & 1672 for Rural Areas.

(4) 5,661 comprises 3231 for villages & 2430 for Rural Areas.

(5) ~~3,094~~ 3,074 comprises ~~1,384~~ 1,364 for villages & 1,710 for Rural Areas.

(6) ~~4,182~~ 4,188 comprises ~~2,167~~ 2,173 for villages & 2,015 for Rural Areas.

Transport and Water Services Strategic Policy

The critical issue in securing the level of development set out in this development plan in the coming decade concerns the delivery of essential transport and water services infrastructure. The preparation of this plan identified a significant challenge in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the overall Blackwater Catchment.

However following discussions in early 2016 between the Council and the Department of Housing, Planning, Community and Local Government, the Department of Arts, Heritage and the Gaeltacht, and Irish Water, the Department of Arts, Heritage and the Gaeltacht indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are also included in the SAC. While the formal implementation, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, of the proposed change to the Conservation Objective for the Blackwater SAC is awaited the implementation of population targets for the areas affected (particularly the main towns of Mallow, Fermoy, Buttevant, Newmarket, Millstreet, Kanturk, Mitchelstown and their catchments) will need to be put on hold.

~~Unless these issues are resolved the development / infrastructure strategy for the Blackwater Catchment may need to be reviewed. Pending the outcome of appropriate studies and investigations the implementation of population targets for the areas affected (particularly the main towns of Mallow, Fermoy, Buttevant, Newmarket, Millstreet, Kanturk, Mitchelstown and their catchments) will need to be put on hold.~~

Conflicts between population targets of Cork Harbour Catchment (Metropolitan area) and nature conservation objectives for Natura Sites in the harbour were also identified and the Council commissioned a report prepared by BEC Consulting which concluded that the population targets set for Metropolitan Area can be accommodated without giving rise to adverse impacts on Great Island Channel SAC, but there is a need to prioritise the upgrade of waste water treatment plants discharging to the harbour to allow this growth to be achieved. Therefore this plan has prioritised the upgrading of these plants and the Council will work with Irish Water to ensure that these works are implemented in a timely manner, if delays to planned development are to be avoided.

In addition an issue was raised regarding the location of the outfall pipe from the Dunmanway WWTP which discharges into the Bandon SAC and this needs to be resolved if planned development is not to be delayed.

The Council is working in close consultation with all of the relevant bodies including Irish Water, the National Parks and Wildlife Service and various Government Departments in order to find a suitable solution to these issues and these are described in more detail in Chapter 11 Water Services, Surface Water and Waste.

In addition, the priorities and phasing proposals for the delivery of the Core Strategy are set out in Chapter 15: Putting this Plan into Practice and attention should, in the first instance, be on the delivery of infrastructure to service the existing zoned land supply in the Gateway and 'Hub' town, Mallow. Table 15.1 identifies the major development projects within the Cork 'Gateway' area and prioritises the delivery of these according to likely progress in the delivery of critical infrastructure. In addition, Table 15.2 provides a summary of the critical infrastructure required across the entire county. The prioritisation of planned development for the settlements elsewhere in the County will be determined in Local Area Plans.

Core Strategy Tables

Revise Volume One Main Policy Material, Appendix B Core Strategy Tables B1 to B4 and B6 to B13.

Volume One Main Policy Material

Appendix B Core Strategy Tables

Table B.1: Population, Households and Net New Houses for County Metropolitan Cork Strategic Planning Area to 2022

Table B.2: Population, Households and Net New Houses for Greater Cork Ring Strategic Planning Area to 2022

Table B.3: Population, Households and Net New Houses for North Cork Strategic Planning Area to 2022

Table B.4: Population, Households and Net New Houses for West Cork Strategic Planning Area to 2022

Table B.5: Summary of Population (Census 2011) and 2022 Targets for each Municipal District for County Cork

Table B.6: Blarney-Macroom Municipal District

Table B.7: Bandon-Kinsale Municipal District

Table B.8: Ballincollig – Carrigaline Municipal District

Table B.9: Cobh Municipal District

Table B.10: East Cork Municipal District

Table B.11: Fermoy Municipal District

Table B.12: Kanturk-Mallow Municipal District

Table B.13: West Cork Municipal District

Table B.1: Population, Households and Net New Houses for County Metropolitan Cork Strategic Planning Area to 2022

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
Main Towns											
Cork North Environs	6,692	10,719	2,058	2,281	91	143.8 168.08	3,371 3,430				
Monard	0	3,619	1,502	1,727	69	170.0	5,000				
Glanmire	8,924	10,585	1,205	1,320	53	57.7 75.52	1,321 1,567				
Blarney	2,437	7,533	2,255	2,566	103	92.0 152.31	2,792 3,555				
Cork South Environs	32,635	31,308	1,336	1,284	51	93.0 92.56	1,285 2,274				
Carrigaline*	14,775	17,870	2,138	2,422	97	90.8 98.84	2,423 2,380				
Passage West*	5,790	6,965	822	925	37	33.9 38.5	929 889				
Ballincollig	17,368	23,805	3,675	4,033	161	170.3 183.29	4,872 4,582				
Midleton	12,001	21,576	4,667	5,243	210	190.1 186^	5,255				
Carrigtwohill***	4,551	11,618	3,195	3,656	146	127.8 144.70	3,656 3,285				
Cobh*	12,347	14,543	1,625	1,778	71	72.53 72.11^^	1,907 1,571				
Total Main Towns	117,520	160,141	24,478	27,235	1,089	1241.94 1,381.91 ^^^	32,811 33,788^^ ^^			--	--
Total Villages and Rural	52,989	53,750	3,378	3,803	--	--	3,809#			--	--
Total County Metropolitan	170,509	213,891	27,856	31,038	1,089	1241.94 1,381.91 ^^^	36,620 37,597			--	--

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is ~~153~~ 292.91 Ha

#This figure 3,809 comprises 2,137 for Villages and 1,672 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved

Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

Current major infrastructure** sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

* Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term.

**Including planned infrastructure where there is a firm commitment to the timing of its delivery.

***Anticipated that the provision of the Carrigtwohill WWTP upgrade will enhance status in the short/medium term.

^ Includes 0.85 ha of residentially zoned land from the Midleton Town Development Plan, 2013

^^ Includes 3.2ha of residentially zoned land from the Cobh Town Development Plan, 2013

^^^ Excludes 12.4ha in Little Island (LI X-02)

^^^^ Excludes 250 units in Little Island (LI X-02)

Table B.2: Population, Households and Net New Houses for Greater Cork Ring Strategic Planning Area to 2022

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
Main Towns											
Bandon	6,640	7,765	851	892	45	91.84 101.89	1,766 2,011				
Fermoy**	6,489	7,589	831	938	47	94.56 93.46^	1,601 1,619				
Kinsale	4,893	5,722	627	714	36	39.80 38.70^^	856 835				
Macroom	3,879	4,536	497	468	23	60.90^^^	1,184				
Mallow**	11,605	20,000	4,154	4,552	228	339.93^^^ ^	6,961				
Youghal	7,794	9,115	999	1,037	52	78.60 104^^^^	1,955.1 1,993				
Total Main Towns	41,300	54,727	7,959	8,601	431	705.63 738.88	14,323 14,603	--			--
Total Villages and Rural	77,118	77,155	4,472	4,805	--	N/A	5,661#	--			--
Total Greater Cork Ring	118,418	131,882	12,431	13,406	431	705.63 738.88	19,984 20,264	--			--

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is ~~275~~ **307.88 Ha**

#This figure 5,661 comprises 3,231 for Villages and 2,430 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.	Current major infrastructure* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
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*Including planned infrastructure where there is a firm commitment to the timing of its delivery.

**Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.

^Includes 9Ha of residentially zoned land from the Fermoy Town Development Plan, 2009, ^^Includes 1.1ha of residentially zoned land from the Kinsale Town Development Plan, 2009, ^^ Includes 55ha of residentially zoned land from the Macroom Town Development Plan, 2009, ^^ Includes 35Ha of residentially zoned land from the Mallow Town Development Plan, 2010, ^^^Includes 66.3 ha of residentially zoned land from the Youghal Town Development Plan, 2009, as varied and 25.5ha with a restricted residential option.

Table B.3: Population, Households and Net New Houses for North Cork Strategic Planning Area to 2022

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
Main Towns											
Buttevant**	945	1,501	285	298	17	31.50	482				
Charleville	3,646	4,925	741	804	45	72.50 70.60	1,124 1,105				
Kanturk**	2,263	2,400	188	141	8	29.20 32.40	329 364				
Millstreet**	1,574	1,756	166	177	10	23.80 19.62	475 350				
Mitchelstown**	3,677	5,346	905	1,040	58	79.60 85.67	1,293 1,492				
Newmarket**	988	1,189	141	155	9	24.90	345				
Total Main Towns	13,093	17,117	2,426	2,615	147	261.50 264.69	4,048 4,138	--		--	
Total Villages and Rural	37,405	38,895	2,780	3,074	--	N/A	3,094 3,074#	--		--	
Total North SPA	50,498	56,012	5,206	5,689	147	261.50 264.69	7,142 7,212	--		--	

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is ~~116-117.69~~ Ha

#This figure ~~3,094~~ 3,074 comprises ~~1,384~~ 1,364 for Villages and 1,710 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved

Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

Current major infrastructure* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

* Including planned infrastructure where there is a firm commitment to the timing of its delivery.

**Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.

**Table B.4: Population, Households and Net New Houses for
West Cork Strategic Planning Area to 2022**

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
Main Towns											
Bantry	3,348	5,484	1,080	1,241	69	103.85 101.30	1,393 1,334				
Castletownbere	912	1,439	271	309	17	37.75	443				
Clonakilty***	4,721	7,218	1,309	1,500	83	94.53 93.23^	1,600 1,596				
Dunmanway**	1,585	1,976	254	273	15	36.84 38.90	593 569				
Schull	658	748	75	87	5	12.60 10.70	205 174				
Skibbereen	2,670	3,035	306	332	18	75.33 68.93^^	1,300 1,189				
Total Main Towns	13,894	19,900	3,295	3,742	207	360.90 350.80	5,534 5,305	--		--	
Total Villages and Rural	46,483	48,937	3,705	4,130	--	N/A	4,182# 4,188	--		--	
Total West	60,377	68,837	7,000	7,872	207	360.90 350.8	9,716 9,493	--		--	

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is ~~154~~ Ha

143.8 Ha

#This figure ~~4,182~~ **4,188** comprises ~~2,167~~ **2,173** for Villages and 2,015 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved.

Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

Current major infrastructure* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

*Including planned infrastructure where there is a firm commitment to the timing of its delivery.

**Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.

*** Anticipated that the provision of the Clonakilty WWTP upgrade will enhance status in the short/medium term.

^ Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.

^^ Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.

**Table B.5: Summary of Population (Census 2011) and 2022 Targets
for each Municipal District for County Cork**

Municipal District Name	Census 2011			Target 2022		
	Total Population	Main Towns	Rural and Villages	Population Target	Main Towns	Rural and Villages
Kanturk - Mallow	47305	17375	29930	57439	26846	30593
Fermoy	42226	13812	28414	46904	17860	29044
East Cork	42399	19795	22604	53796	30691	23105
Cobh	53544	32514	21030	72580	51084	21496
Ballincollig - Carrigaline *	71946	65710	6236	80447	74072	6374
Bandon-Kinsale **	42454	16391	26063	46003	19363	26641
Blarney-Macroom	43398	6316	37082	49973	12069	37904
West Cork	56530	13894	42636	63481	19900	43581
Total County	399802	185807	213995	470622	251885	218737
* Includes part of Carrigaline (N) ED						
** Includes part of Carrigaline (S) and Liscleary ED						

Table B.6: Blarney-Macroom Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Blarney	2,437	7,533	2,255	2,594	28	2,566	103	92.00 152.31	2,792 3,555
Macroom	3,879	4,536	497	571	103	468	23	60.90**	1,184
Total Main Towns	6,316	12,069	2,752	3,165	131	3,034	126	152.90 213.21	3,976 4,739
Villages	8,872	12,070	1,840	2,116	11	2,105	--	--	1,526 1721
Rural	28,210	25,833	644	741	--	741	--	--	--
Total Villages and Rural	37,082	37,904	2,484	2,857	11	2,846	--	--	1,526 1,721
Total Municipal District	43,398	49,973	5,236	6,022	142	5,880	126	152.90 213.21	5,502 6,460
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 26.9 Ha									
87.21 Ha									
* Figures for Vacant Units from the Department of Environment Survey (2011)									
** Includes 55ha of residentially zoned land from the Macroom Town Development Plan, 2009.									

Table B.7: Bandon-Kinsale Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bandon	6,640	7,765	851	978	86	892	45	91.84 101.89	1,766 2,011
Kinsale	4,893	5,722	627	721	7	714	36	39.8 38.7**	856 835
Carrigaline (South)	4,858	5,876	703	See Carrigaline (North)					
Total Main Towns	16,391	19,363	2,181	1,699	93	1,606	80	131.64 140.59	2,622 2,846
Villages	8,320	10,846	1,529	1,758	116	1,642	--	--	1,428
Rural	17,743	15,795	217	250	--	250	--	--	--
Total Villages and Rural	26,063	26,641	1,746	2,008	116	1,892	--	--	1,428
Total Municipal District	42,454	46,004	3,926	3,707	209	3,498	80	131.64 140.59	4,040 4,274
<p style="text-align: center;">Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is <u>51.3 Ha</u> 59.59 Ha</p> <p style="text-align: center;">* Figures for Vacant Units from the Department of Environment Survey (2011)</p> <p style="text-align: center;">**Includes 1.1ha of residentially zoned land from the Kinsale Town Development Plan, 2009.</p>									

Table B.8: Ballincollig – Carrigaline Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Ballincollig	17,368	23,805	3,675	4,226	193	4,033	161	170.3 183.29	4,872 4,582
Carrigaline (North)	9,917	11,994	1,435	2,459	37	2,422	97	90.80 98.84**	2,423 2,380**
Passage West	5,790	6,965	822	946	21	925	37	33.90 38.50	929 889
Cork South Environs	32,635	31,308	1,336	1,536	252	1,284	51	93.00 92.56	1,285 2,274^
Main Towns	65,710	74,072	7,267	9,166	503	8,663	347	388.0 413.19	9,509 10,125
Villages	278	355	48	55	0	55	--	--	37
Rural	5,958	6,019	370	425	--	425	--	--	--
Total Villages and Rural	6,236	6,374	418	480	0	480	--	--	37
Total Municipal District	71,946	80,446	7,685	9,647	503	9,144	347	388.00 413.19	9,546 10,162
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 41.3 66.19 Ha									
* Figures for Vacant Units from the Department of Environment Survey (2011)									
**Includes Carrigaline South									
^Including max yield for Douglas Woollen Mills									

Table B.9: Cobh Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Cobh	12,347	14,543	1,625	1,869	91	1,778	71	72.53 72.11[^]	1,907 1571
Carrigtwohill	4,551	11,618	3,195	3,675	19	3,656	146	127.8 144.70	3,656 3,285
Glanmire	8,924	10,585	1,205	1,386	66	1,320	53	57.70 75.52	1,321 1567
Monard	0	3,619	1,502	1,727	0	1,727	69	170.00	5,000
Cork North Environs	6,692	10,719	2,058	2,366	85	2,281	91	143.80 168.08	3,371 3,430
Main Towns	32,514	51,084	9,585	11,022	261	10,762	430	571.83 630.41**	15,255 14,853* **
Villages	4,366	5,979	922	1,060	15	1,045	--	--	770
Rural	16,664	15,517	487	560	--	560	--	--	--
Total Villages and Rural	21,030	21,496	1,409	1,620	15	1,605	--	--	770
Total Municipal District	53,544	72,580	10,993	12,642	276	12,367	430	571.83 630.41**	16,025 15,623* **
<p>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 141.4 200.41 Ha</p> <p>* Figures for Vacant Units from the Department of Environment Survey (2011)</p> <p>** Excludes 12.40ha in Little Island (LI X-02)</p> <p>*** Excludes 250 units in Little Island (LI X-02)</p> <p>^Includes 3.2ha of residentially zoned land from the Cobh Town Development Plan, 2013</p>									

Table B.10: East Cork Municipal District

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Midleton	12,001	21,576	4,667	5,367	124	5,243	210	190.11 186**	5,255
Youghal	7,794	9,115	999	1,148	111	1,037	52	78.60 104***	1,955 1,993
Main Towns	19,795	30,691	5,665	6,515	235	6,280	262	268.71 290	7,210 7,248
Villages	9,566	11,067	1,176	1,352	231	1,121	--	--	1,214
Rural	13,038	12,038	339	389	--	389	--	--	--
Total Villages and Rural	22,604	23,105	1,514	1,741	231	1,510	--	--	1,214
Total Municipal District	42,399	53,796	7,179	8,256	466	7,790	262	268.71 290	8,424 8,462
<p style="text-align: center;">Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 7.1 28Ha</p> <p style="text-align: center;">* Figures for Vacant Units from the Department of Environment Survey (2011)</p> <p style="text-align: center;">**Includes 0.85 ha of residentially zoned land from the Midleton Town Development Plan , 2013</p> <p style="text-align: center;">*** Includes 66.3 ha of residentially zoned land from the Youghal Town Development Plan, 2009, as varied and 25.5ha with a restricted residential option.</p>									

Table B.11: Fermoy Municipal District

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Fermoy	6,489	7,589	831	956	18	938	47	94.56 93.46**	1,601 1,619
Charleville	3,646	4,925	741	853	49	804	45	72.50 70.60	1,124 1,105
Mitchelstown	3,677	5,346	905	1,041	1	1,040	58	79.60 85.67	1,293 1,492
Main Towns	13,812	17,860	2,478	2,850	68	2,782	149	246.66 249.73	4,018 4,216
Villages	9,427	11,529	1,417	1,630	97	1,533	--	--	1,003
Rural	18,987	17,514	486	559	--	559	--	--	--
Total Villages and Rural	28,414	29,044	1,903	2,189	97	2,092	--	--	1,003
Total Municipal District	42,226	46,904	4,381	5,039	165	4,874	149	246.66 249.73	5,021 5,219

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is ~~97.3~~ 100.73 Ha

* Figures for Vacant Units from the Department of Environment Survey (2011)

****Includes 9Ha of residentially zoned land from the Fermoy Town Development Plan, 2009**

Table B.12: Kanturk-Mallow Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Mallow	11,605	20,000	4,154	4,777	225	4,552	228	339.93**	6,961
Newmarket	988	1,189	141	162	7	155	9	24.90	345
Buttevant	945	1,501	285	328	30	298	17	31.50	482
Kanturk	2,263	2,400	188	216	75	141	8	29.20 32.40	329 364
Millstreet	1,574	1,756	166	191	14	177	10	23.80 19.62	475 350
Main Towns	17,375	26,846	4,934	5,674	351	5,323	270	449.33 448.35	8,592 8,502
Villages	6,727	8,796	1,247	1,434	73	1,361	--	--	987 977
Rural	23,203	21,798	758	872	--	872	--	--	--
Total Villages and Rural	29,930	30,593	2,005	2,306	73	2,233	--	--	987 977
Total Municipal District	47,305	57,439	6,939	7,980	424	7,556	270	449.33 448.35	9,579 9,479
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 178.35 Ha									
* Figures for Vacant Units from the Department of Environment Survey (2011)									
**Includes 35Ha of residentially zoned land from the Mallow Town Development Plan, 2010									

Table B.13: West Cork Municipal District									
	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bantry	3,348	5,484	1,080	1,242	1	1,241	69	103.85 101.30	1,393 1,334
Castletownbere	912	1,439	271	312	3	309	17	37.75	443
Clonakilty	4,721	7,218	1,309	1,505	5	1,500	83	94.53 93.23**	1,600 1,596
Dunmanway	1,585	1,976	254	292	19	273	15	36.84 38.90	593 569
Schull	658	748	75	87	0	87	5	12.60 10.7	205 174
Skibbereen	2,670	3,035	306	352	20	332	18	75.33 68.93***	1,300 1,189
Main Towns	13,894	19,900	3,295	3,789	48	3,741 3,742	208 207	360.90 350.8	5,534 5,305
Villages	10,793	14,867	2,314	2,661	130	2,531	--	--	1,944 1,755
Rural	31,843	28,713	542	623	--	623	--	--	--
Total Villages and Rural	42,636	43,581	2,856	3,285	130	3,155 3,154	--	--	1,944 1,755
Total Municipal District	56,530	63,481	6,151	7,074	178	6,896	208 207	360.90 350.8	7,478 7,064
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 153.0 Ha 143.8 Ha									
* Figures for Vacant Units from the Department of Environment Survey (2011)									
**Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.									
***Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.									

Part B Consequential Changes

Revise text in Volume One Main Policy Material, Chapter 7 Town Centres and Retail, Chapter 10 Transport and Mobility, Chapter, 11 Water Services, Surface Water and Waste and Chapter 14 Zoning and Land Use.

Chapter 7 Town Centre and Retail

Delete Paragraph 7.10.5

~~Other Categories of Retail Development~~

~~Other Categories of Retail Development 7.10.5 Guidance in relation to specific categories of retail development e.g. factory shops, outlet centres, retailing in small towns, rural areas and motor fuel stations where not specifically dealt with in this Plan shall be as outlined in the Retail Planning Guidelines.~~

Replace with the following:

Large Scale Retail Warehousing

Section 4.11.2 of the Retail Planning Guidelines for Planning Authorities (2012) makes provision for exceptions to the 6,000 m² retail warehouse cap at stated locations that are accessible by a regional, if not a national, population catchment where there is evidence of demand for large scale retail warehouses - subject to satisfying additional specific requirements.

~~The Regional Planning Guidelines for the South West (2010-2022) and The Joint City and County Retail Strategy Study (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;

- (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.

Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b) and (c) above.

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.

Taking account of the policy supports providing for the Cork Gateway being a potentially suitable location for making an exception to the 6,000 m² retail warehouse cap, Cork County Council will give consideration to such a proposal at an appropriate location in Metropolitan Cork, based on the merits of the individual application, [subject to Cork County Council concluding a detailed evidence based assessment confirming the need for same and which identifies potential suitable locations.](#)

Outlet Centres

Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) 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:

‘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.’

‘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.’

Retail Planning Guidelines for Planning Authorities (2012)

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.

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.

Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:

- 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.

Cork County Council will undertake a detailed evidence based assessment to confirm the need for such developments and which will identify potential suitable locations.

Other Categories of Retail Development

Guidance in relation to other specific categories of retail development e.g. factory shops, retailing in small towns, rural areas and motor fuel stations where not specifically dealt with in this Plan shall be as outlined in the Retail Planning Guidelines.

Chapter 10 Transport and Mobility

Insert additional text after Paragraph 10.1.6 as follows;

Transport Strategy for Metropolitan Cork

~~Transport Strategy for the Cork Metropolitan Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metropolitan Cork. It will be used to inform transport investment levels and 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. The strategy will be subject to Habitats Directive Assessment and Strategic Environmental Assessment.~~

A Transport Strategy for the Cork Metropolitan Area is being prepared by the National Transport Authority (NTA) on a collaborative basis with Cork County Council, Cork City Council and Transport Infrastructure Ireland (TII). It will address all land transport modes and its objective will be to provide a long-term strategic planning framework for the integrated development of transport infrastructure and services in the Cork Metropolitan Area.

It is anticipated that the Transport Strategy will be used to inform transport investment levels and investment prioritisation over the longer term (20 year) Strategy period and over short term (5 year) periods corresponding to its periodic review. In support of this, it is also anticipated that an Implementation Plan will also be devised.

The Transport Strategy will provide a strong analytical basis for the integration of land use and transport planning over the new 20 years, assessed against agreed social, economic and environmental indicators.

It is therefore intended that the Transport Strategy will inform sustainable land use policy formulation by the Council (at the Metropolitan Area and local levels), transport investment requirements and by association, the preparation of statutory plans.

The Transport Strategy will be subject to Habitats Directive Assessment and Strategic Environmental Assessment.

Insert additional text after Paragraph 10.2.16 as follows;

Cork Cycle Network Plan

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. Further details can be found in the Cork Cycle Network Plan. The plan has been subject to Habitats Directive Assessment and Strategic Environmental Assessment.

Chapter 11 Water Services, Surface Water and Waste

Revise text of Paragraphs 11.2.13 to 11.2.16 as follows;

Sensitive Water Catchments

River Blackwater Catchment

11.2.13 The Natura Impact Report prepared at the Draft Plan stage identified as a significant challenge the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the overall Blackwater Catchment. In particular the Report identified potential difficulties because of significant conflicts which exist between;

- a) The population and development objectives for the catchment of the River Blackwater, derived from the National Spatial Strategy and the Regional Planning Guidelines for the South West Region which the County Council are therefore obliged to implement, and
- b) The Conservation Objective for the Freshwater Pearl Mussel in the River Blackwater SAC, the framing of which is the responsibility of the Department of Arts, Heritage and the Gaeltacht, which the County Council are also obliged to implement through the County Development Plan and its 'Appropriate Assessment' process.

~~11.2.14 The issues raised in this matter have been considered at length by representatives of the NPWS, Irish Water, the DoHPLG and the Planning and Environmental staff of the County Council and the conclusion reached is that it is not possible to resolve the conflicts between these objectives as they currently stand.~~

~~11.2.15 In light of the designation of Mallow as a Hub Town under the National Spatial Strategy and Regional Planning Guidelines, there is a particular difficulty in achieving the water quality standards which are required to restore the favourable conservation condition of the Freshwater Pearl Mussel in that portion of the river which is downstream of Mallow.~~

~~11.2.16 In an attempt to overcome the conflict between these various objectives, the County Council have initiated discussions with the Department of Arts, Heritage and the Gaeltacht to try and find a solution to this issue.—Cork County Council has also commenced discussions with Irish Water and the Department of Environment, Community and Local Government, to prepare a Surface Water and Waste Water Management Plan for the upper catchment of the Backwater (west or upstream of Mallow) by the end of 2016. In addition, it is proposed to commission a Sustainable Urban Drainage System (SuDS) plan for the town of Mallow. It is intended that these two initiatives will help support the discussions with the Department of Arts, Heritage and the Gaeltacht.~~

2.2.57 However following discussions in early 2016 between the Council and the Department of Housing, Planning, Community and Local Government, the Department of Arts, Heritage and the Gaeltacht, and Irish Water, the Department of Arts, Heritage and the Gaeltacht indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no

longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are also included in the SAC. While the formal implementation, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, of the proposed change to the Conservation Objective for the Blackwater SAC is awaited, the Variation to this plan has been prepared as if changes to the Conservation Objective have been implemented.

Cork County Council has also commenced discussions with Irish Water and the Department of Housing, Planning, Community and Local Government, to prepare a Surface Water and Waste Water Management Plan for the Backwater. In addition, it is proposed to commission a Sustainable Urban Drainage System (SuDS) plan for the town of Mallow. It is intended that these two initiatives will help support the ongoing work of resolving outstanding issues in collaboration with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

Chapter 14 Zoning and Land Use

Vacant Site Levy Residential and Regeneration Areas

Insert new section 14.5 after Section 14.4 including text and objective as follows;

Vacant Site Levy-Residential and Regeneration Areas

Vacant Sites Levy

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.

Regeneration Areas

The Urban Regeneration and Housing Act 2015, provides for the inclusion of objectives for the development and renewal of areas identified as being in need of regeneration. As part of the preparation of the Local Area Plans, regeneration sites have been identified in many of our towns. The main objective in identifying Regenerations Areas is to draw attention to the opportunities that exist to redevelop key areas within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration areas may, in time, be subject to the Vacant Sites Levy where the regeneration area is vacant or idle and this has adverse effects on the amenities / character of the area.

County Development Plan Objective

ZU 5-1 Vacant Site Levy-Residential and Regeneration Areas

Encourage the development and renewal of areas, on lands zoned as residential that meet the criteria as set out in the Urban Regeneration and Housing Act, 2015 and on lands designated as regeneration areas, identified in Municipal District Local Area Plans, having regard to the Core Strategy, that are in need of regeneration, in order to prevent –

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) urban blight and decay,
- (iii) anti-social behaviour or
- (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses”.

Composition of Municipal Districts

Revise Volume One Main Policy Material, Appendix G Composition of Municipal Districts

3. Blarney-Macroom Municipal District Local Area Plan

Settlement Name	Settlement Type	Former Electoral Area
Blarney	MAIN SETTLEMENT	<i>Blarney</i>
Macroom	MAIN SETTLEMENT	<i>Macroom</i>
Tower	KEY VILLAGE	<i>Blarney</i>
Killumney/Ovens	KEY VILLAGE	<i>Macroom</i>
Ballineen/Enniskeane	KEY VILLAGE	<i>Skibbereen</i>
Ballingeary	KEY VILLAGE	<i>Macroom</i>
Ballymakeery/Ballyvourney	KEY VILLAGE	<i>Macroom</i>
Coachford	KEY VILLAGE	<i>Macroom</i>
Grenagh	KEY VILLAGE	<i>Blarney</i>
Crossbarry	VILLAGE	<i>Macroom</i>
Inchigeelagh	VILLAGE	<i>Macroom</i>
Model Village (Dripsey)	VILLAGE	<i>Blarney</i>
Stuake/Donoughmore	VILLAGE	<i>Blarney</i>
Rylane/Seiscne	VILLAGE	<i>Macroom</i>
Aherla	VILLAGE	<i>Macroom</i>
Crookstown	VILLAGE	<i>Macroom</i>
Kilmurry	VILLAGE	<i>Macroom</i>
Aghabullogue	VILLAGE	<i>Macroom</i>
Upper Dripsey	VILLAGE	<i>Blarney</i>
Clondrohid	VILLAGE	<i>Macroom</i>
Kilnamartyra	VILLAGE	<i>Macroom</i>
Newcestown	VILLAGE	<i>Macroom</i>
Cloghduv	VILLAGE	<i>Macroom</i>
Courtbrack	VILLAGE	<i>Blarney</i>
Coolea	VILLAGE NUCLEI	<i>Macroom</i>
Lower Dripsey	VILLAGE NUCLEI	<i>Blarney</i>
Toon Bridge	VILLAGE NUCLEI	<i>Macroom</i>
Ballinagree	VILLAGE NUCLEI	<i>Macroom</i>
Carrigadrohid/Killinardrish	VILLAGE NUCLEI	<i>Macroom</i>
Carriganimmy	VILLAGE NUCLEI	<i>Macroom</i>
Reananerree	VILLAGE NUCLEI	<i>Macroom</i>
Knockavilla/Old Chapel		
Cross	VILLAGE NUCLEI	<i>Macroom</i>
Berrings	VILLAGE NUCLEI	<i>Blarney</i>
Cloghroe	VILLAGE NUCLEI	<i>Blarney</i>
Courtbrack	VILLAGE NUCLEI	<i>Blarney</i>
Fornaght	VILLAGE NUCLEI	<i>Blarney</i>
Matehy	VILLAGE NUCLEI	<i>Blarney</i>
Bealnamorive	VILLAGE NUCLEI	<i>Macroom</i>
New Tipperary	VILLAGE NUCLEI	<i>Blarney</i>
Tooms	VILLAGE NUCLEI	<i>Skibbereen</i>
Murragh	VILLAGE NUCLEI	<i>Macroom</i>

Settlement Name	Settlement Type	Former Electoral Area
Kilbarry	VILLAGE NUCLEI	<i>Macroom</i>
Canovee	VILLAGE NUCLEI	<i>Macroom</i>
Farnanes	VILLAGE NUCLEI	<i>Macroom</i>
Lissarda	VILLAGE NUCLEI	<i>Macroom</i>
Farnivane	VILLAGE NUCLEI	<i>Macroom</i>
Ballinacurra/Brinny	VILLAGE NUCLEI	<i>Macroom</i>
Upton	VILLAGE NUCLEI	<i>Macroom</i>
Rusheen	VILLAGE NUCLEI	<i>Macroom</i>
Firmount	VILLAGE NUCLEI	<i>Blarney</i>
Lower Dripsey	VILLAGE NUCLEI	Bantry
Gurranes	OTHER LOCATION	<i>Macroom</i>
Farran/Farran Lower	OTHER LOCATION	<i>Macroom</i>
Srelane Cross	OTHER LOCATION	<i>Macroom</i>
Bealnablath	OTHER LOCATION	<i>Macroom</i>
Gougane Barra	OTHER LOCATION	<i>Macroom</i>
Waterloo	OTHER LOCATION	<i>Blarney</i>
Inniscarra	OTHER LOCATION	<i>Blarney</i>

8. West Cork Municipal District Local Area Plan

Settlement Name	Settlement Type	Former Electoral Area
Bantry	MAIN SETTLEMENT	<i>Bantry</i>
Castletownbere	MAIN SETTLEMENT	<i>Bantry</i>
Dunmanway	MAIN SETTLEMENT	<i>Skibbereen</i>
Schull	MAIN SETTLEMENT	<i>Bantry</i>
Clonakilty	MAIN SETTLEMENT	<i>Skibbereen</i>
Skibbereen	MAIN SETTLEMENT	<i>Skibbereen</i>
Drimoleague	KEY VILLAGE	<i>Skibbereen</i>
Ballineen/Enniskeane	KEY VILLAGE	<i>Skibbereen</i>
Rosscarbery	KEY VILLAGE	<i>Skibbereen</i>
Timoleague	KEY VILLAGE	<i>Skibbereen</i>
Union Hall	KEY VILLAGE	<i>Skibbereen</i>
Leap	KEY VILLAGE	<i>Skibbereen</i>
Ballydehob	KEY VILLAGE	<i>Bantry</i>
Durrus	KEY VILLAGE	<i>Bantry</i>
Glengarriff	KEY VILLAGE	<i>Bantry</i>
Courtmacsherry	KEY VILLAGE	<i>Skibbereen</i>
Baltimore	KEY VILLAGE	<i>Skibbereen</i>
Sherkin Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Skibbereen</i>
Cape Clear Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Skibbereen</i>
Heir Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Long Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Whiddy Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Bere Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Dursey Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Ring	VILLAGE	<i>Skibbereen</i>
Drinagh	VILLAGE	<i>Skibbereen</i>
Goleen	VILLAGE	<i>Bantry</i>
Crookhaven	VILLAGE	<i>Bantry</i>
Kilcrohane	VILLAGE	<i>Bantry</i>
Glandore	VILLAGE	<i>Skibbereen</i>
Castletownshend	VILLAGE	<i>Skibbereen</i>
Ballylickey	VILLAGE	<i>Bantry</i>
Ahaskista	VILLAGE	<i>Bantry</i>
Eyeries	VILLAGE	<i>Bantry</i>
Allihies	VILLAGE	<i>Bantry</i>
Lissavard	VILLAGE	<i>Skibbereen</i>
Ballinascarthy	VILLAGE	<i>Skibbereen</i>
Ardfield	VILLAGE	<i>Skibbereen</i>
Shannonvale	VILLAGE	<i>Skibbereen</i>
Ardgroom	VILLAGE	<i>Bantry</i>
Butlerstown	VILLAGE	<i>Skibbereen</i>

Settlement Name	Settlement Type	Former Electoral Area
Kealkill	VILLAGE	<i>Bantry</i>
Kilmichael	VILLAGE	<i>Skibbereen</i>
Clogagh	VILLAGE	<i>Skibbereen</i>
Rossmore	VILLAGE	<i>Skibbereen</i>
Teerelton	VILLAGE	<i>Skibbereen</i>
Cappeen	VILLAGE	<i>Skibbereen</i>
Ballynacarriga	VILLAGE	<i>Skibbereen</i>
Ballingurteen	VILLAGE	<i>Skibbereen</i>
Rathbarry (Castlefreke)	VILLAGE	<i>Skibbereen</i>
Castletownkenneigh	VILLAGE	<i>Skibbereen</i>
Reenascreena	VILLAGE	<i>Skibbereen</i>
Abbeystrowry	VILLAGE NUCLEI	<i>Skibbereen</i>
Urhan	VILLAGE NUCLEI	<i>Bantry</i>
Toormore	VILLAGE NUCLEI	<i>Bantry</i>
Kilcoe	VILLAGE NUCLEI	<i>Bantry</i>
Lislevane	VILLAGE NUCLEI	<i>Skibbereen</i>
Lyre	VILLAGE NUCLEI	<i>Skibbereen</i>
Drombeg	VILLAGE NUCLEI	<i>Skibbereen</i>
Johnstown	VILLAGE NUCLEI	<i>Skibbereen</i>
Togher	VILLAGE NUCLEI	<i>Skibbereen</i>
Connonagh	VILLAGE NUCLEI	<i>Skibbereen</i>
Caheragh	VILLAGE NUCLEI	<i>Skibbereen</i>
Rathmore	VILLAGE NUCLEI	<i>Skibbereen</i>
Church Cross	VILLAGE NUCLEI	<i>Bantry</i>
Coomhola	VILLAGE NUCLEI	<i>Bantry</i>
Dromore	VILLAGE NUCLEI	<i>Bantry</i>
Pearson's Bridge	VILLAGE NUCLEI	<i>Bantry</i>
Lowertown	VILLAGE NUCLEI	<i>Bantry</i>
Adrigole	VILLAGE NUCLEI	<i>Bantry</i>
Rossmackowen/Waterfall	VILLAGE NUCLEI	<i>Bantry</i>
Tragumna	OTHER LOCATION	<i>Skibbereen</i>
Inchydoney	OTHER LOCATION	<i>Skibbereen</i>
Barleycove	OTHER LOCATION	<i>Bantry</i>
Darkwood	OTHER LOCATION	<i>Skibbereen</i>
Lisbealad	OTHER LOCATION	<i>Skibbereen</i>
Ownehinchy	OTHER LOCATION	<i>Skibbereen</i>
Darrara Rural Model Village	OTHER LOCATION	<i>Skibbereen</i>
Poundlick	OTHER LOCATION	<i>Skibbereen</i>
Ardnegeehy Beg	OTHER LOCATION	<i>Bantry</i>
Ballinglanna	OTHER LOCATION	<i>Skibbereen</i>

