



# **Proposed Fermoy Municipal District Local Area Plan 2017**

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## **Chief Executive's Report on the Preliminary Public Consultation Process**

(Section 20 (1) of the Planning and Development Act).

**15th April 2016.**



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**Documents Referenced in this report**

<b>Title</b>	<b>Year of Publication</b>
Public Consultation Document (PCD): This refers to the Fermoy Municipal District Local Area Plan Review Public Consultation Document, December 2015	2015
Cork County Development Plan 2014 (CDP)	2014
Mallow Electoral Area Local Area Plan 2011 (LAP)	2011 (2 <sup>nd</sup> edition 2015)
Fermoy Electoral Area Local Area Plan 2011 (LAP)	2011 (2 <sup>nd</sup> edition 2015)
Kanturk Electoral Area Local Area Plan 2011 (LAP)	2011 (2 <sup>nd</sup> edition 2015)
Fermoy Town Council Town Development Plan 2009	2009
<b>Department of Environment, Community and Local Government Guidelines</b>	
<b>Title</b>	<b>Year of Publication</b>
Local Area Plans - Guidelines for Planning Authorities	2013
Local Area Plans Manual	2013
Retail Planning Guidelines	2012
The Planning System and Flood Risk Management - Guidelines for Planning Authorities And The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices	2009
Spatial Planning and National Roads Guidelines	2012
Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities	2009
Best Practice Urban Design Manual (Parts 1) Best Practice Urban Design Manual (Parts 2)	2009
The Provision of Schools and the Planning System - Code of Practice for Planning Authorities	2008
Strategic Environmental Assessment Guidelines	2004

## Section 1 Introduction

### 1.1 Overview

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Local Area Plans. The Council has commenced the process of preparing eight new Municipal District Local Area Plans to replace the Plans adopted in 2011. The new plans will be in place by August 2017.
- 1.1.2 Currently the Town Development Plans adopted by the nine former Town Councils of Cobh, Clonakilty, **Fermoy**, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal remain in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, the former Town Council administrative areas are being included within the Local Area Plan review. As the legislation has yet to be published, this situation is being kept under review.

### 1.2 Public Consultation

- 1.2.1 Section 20(1) of the Planning and Development Act 2000-2010 provides that the planning authority shall take "whatever steps it considers necessary" to consult with the Minister and the public before preparing a Local Area Plan.
- 1.2.2 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.2.3 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council's twitter feed;
  - Notification was issued through Cork County Council's Facebook account;
  - Prescribed authorities were notified;
  - Notifications, posters, leaflets and CDs were circulated to libraries to display;
  - A press release was issued to the media and resulted in a number of press articles being published.
- 1.2.4 Forty six (46) submissions were received in response to the Preliminary Consultation Document for the Fermoy Municipal District. This includes 6 'county wide' submissions which raised issues of relevance to the Fermoy Municipal District. This report details the submissions received, summarises the issues raised in those submissions and details the Chief Executive Officer's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Fermoy District.

### 1.3 Structure of this Report

- 1.3.1 Section 1 of this report comprises an Introduction to the report.
- 1.3.2 Section Two of the Report comprises a more detailed discussion on the principle issues raised by the submissions and includes the Chief Executive's Response to the issues raised and a summary of the 'Matters to be included in the Draft Plan'.
- 1.3.3 Section 3 of the report deals with the individual submissions made in relation to the Fermoy Municipal District, summarising the issues raised by each submission and detailing the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Fermoy Municipal District.
- 1.3.4 Section 3 of the report also provides; a full alphabetical list of the persons who made a submission (A-Z), a full list of the persons who made a submission ordered by the reference number of the submission, a list of the Prescribed Authorities notified of the review of the plan and a list of those that made a late submission.

### 1.4 Next Steps

- 1.4.1 This Chief Executives Report to Members on the Preliminary Public Consultation Process will be issued to Members by 15th April 2016.
- 1.4.2 It is proposed to brief Members on the reports at Municipal District Meetings during April / May 2016 in accordance with the schedule set out below.

**Table 1:1 Municipal District Meetings**

MD meetings to discuss CEO's Report on the preliminary Consultation Document		
Dates of Meeting	Municipal District	Venue
Friday 22 <sup>nd</sup> April 2016.	Kanturk/Mallow	Annabella, Mallow
Wednesday 27 <sup>th</sup> April 2016.	West Cork	Former Town Council Offices, Clonakilty
Friday 29 <sup>th</sup> April 2016.	East Cork	Midleton Office
Friday 6 <sup>th</sup> May 2016.	Ballincollig/Carrigaline	Council Chamber, Floor 2
Monday 9 <sup>th</sup> May 2016	Blarney/Macroom	County Hall
Friday 13 <sup>th</sup> May 2016.	Bandon/Kinsale	Former Town Council Offices, Kinsale
Monday 16 <sup>th</sup> May 2016	Cobh	Former Town Council Offices, Cobh
Tuesday 17 <sup>th</sup> May 2016	Fermoy	Former Town Council Offices, Fermoy

- 1.4.1 Members may put forward resolutions in relation to issues they wish the Chief Executive to consider in relation to the preparation of the Draft Local Area Plan at Plan at the respective Municipal District briefings.

## Chief Executive's Report on the Preliminary Public Consultation Process

- 1.4.2 Planning Policy unit will proceed to prepare the Draft Local Area Plan and will revert with a briefing to Members in the Autumn of 2016, at which point Members will also be advised of the Chief Executive's Response to their Resolution.
- 1.4.3 The Draft Local Area Plans are due to be published in early November 2016 in accordance with the indicative timeline set out below.

**Table 1:2 LAP Review Indicative Timeline**

Key Stages	Date
Issue CEO Report on Preliminary Consultation Process to Members	15 April 2016
Brief Members at MD Meetings	April May 2016
Prepare Draft Local Area Plans	May – September 2016
Brief Members on Draft Local Area Plans	September – October 2016
Finalise Plans and accompanying support documents	October 2016
Publish Draft Local Area Plans	10 <sup>th</sup> November 2016
Issue CEO Report on Submissions received on the Draft LAPs to the Members	13 <sup>th</sup> February 2017
Publish Amendments to the Draft LAPs as appropriate	April 2017
Issue CEO's Report on Submissions received on the Amendments to Members	June 2017
Adopt Local Area Plans	July 2017

## Section 2 Principle Issues and Chief Executive's Response

### 2.1 Introduction

2.1.1 This section of the report details the key issues arising from the submissions received in response to the public consultation process.

2.1.2 In addition to submissions from the general public, submissions were received from the following government departments, statutory consultees and stakeholders:

- Department of Arts, Heritage and the Gaeltacht (Archaeology) (FPCD16/2893)
- Department of Education and Skills (FPCD16/2930)
- Environmental Protection Agency (FPCD16/2920)
- Irish Water (FPCD16/2787)
- National Transport Authority (FPCD16/2922)
- Office of Public Works (FPCD16/2923)
- Transport Infrastructure Ireland (FPCD16/2454)
- An Taisce (FPCD16/2562)
- Bus Eireann (FPCD16/2925)
- Construction Industry Federation (FPCD16/2927)
- Cork City Council (FPCD16/2912)
- Inland Fisheries Ireland (FPCD16/2936)
- Planning and Strategic Development SPC (FPCD16/2938)

2.1.3 Summaries of the issues raised in the submissions, and the Chief Executive's Response on the issues raised, is included in Section 3 of this report. Some of the submissions raise significant issues likely to affect the overall approach taken in the draft plan and these are discussed in more detail below.

2.1.4 County wide issues affecting all Municipal Districts include the following:

- Housing Land Supply
- Water Services
- Flood Risk Management
- Funding/Delivery of Infrastructure
- Sustainable Transport

2.1.2 Specific issues arising in relation to individual settlements are addressed as follows:

- Fermoy (section 2.10),
- Mitchelstown (section 2.11),
- Charleville (section 2.12) ; and
- Villages (section 2.13)

2.1.5 Individual summaries of the submissions received and a brief indication of the Chief



Executive's response are set out in Section 3.

## 2.2 Countywide Issues.

2.2.1 Some of the submissions raise issues of a strategic nature, which to an extent, affect all Municipal Districts including issues in relation to the supply of housing land, approach to flood risk management, approach to water services provision, delivery and funding of infrastructure, sustainable transport etc. This section addresses the issues raised in these submissions and gives the Chief Executive's Response to the issues raised.

## 2.3 Housing Land Supply

2.3.1 A number of submissions were received requesting either the zoning for residential development of sites currently within existing development boundaries or requesting the zoning of lands outside the development boundaries in the main towns of Fermoy, Mitchelstown and Charleville and in a number of villages across the Municipal District. A more detailed discussion on these individual submissions for each main town and village is set out in Sections 2.8 – 2.11.

2.3.2 Submissions also highlighted the following issues :

- the Council needs to take a lead role in facilitating the delivery of infrastructure as the private sector funding is no longer viable.
- an Implementation / Land Supply Task Force is required to support the delivery of the plan objectives.
- density should be increased in urban areas to enhance the viability of providing transport services, ensure development is sustainable and to reduce the amount of land required.
- the amount of land zoned for development should not be increased pending the resolution of infrastructural deficits.

### Chief Executive's Response

#### Overall Strategy

2.3.3 The County Council support the suggestion to establish a Land Supply Taskforce to ensure the delivery of sufficient infrastructure to meet the housing needs of the county. Representations have already been made to Government suggesting this action.

2.3.4 In making these local area plans, the County Council have a key role to play in co-ordinating and facilitating the delivery of sufficient serviced housing land to meet current and future needs. The Council will continue to actively undertake a leadership role to progress and secure the Development Plan policies and objectives. In providing this leadership role, the Council foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The Council are fully aware that successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.

2.3.5 The County Council are obliged to make these local area plans so that they are consistent with the population targets set out in the Core Strategy of the County Development Plan 2014. These targets are themselves derived from the population targets set out in the South West Regional Planning Guidelines 2010 and the County Council have no legal power to independently change or redistribute them.

- 2.3.6 In recent months, Government has initiated the preparation of the National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy (RSES) to replace the current National Spatial Strategy and Regional Planning Guidelines and, respectively, these will facilitate a review of the current population targets and their distribution which, in turn, will affect the quantum of new housing development for which the County Council needs to make provision in its development and local area plans. Indeed, the completion of the proposed NPF and RSES may give rise to a requirement to vary the County's development and local area plans in order to give local effect to the policies and objectives that they set out.

#### **Fermoy Municipal District**

- 2.3.7 At present, the County Development Plan 2014 Core Strategy (Table 2.2, page 21 of CDP) sets out that, across the County as a whole, 58,005 new housing units will be required to accommodate the target population. Table B11 of Appendix B to the CDP 2014 indicates that within the Fermoy Municipal District the County Development Plan provides for growth in population of 4,678 persons. The number of households is expected to grow by 4,831 leading to a net requirement for 4,874 new houses within the Municipal District. The County Development Plan indicates that 149ha of residentially zoned land is required and that, on the basis of lands already zoned in existing plans, 247 hectares of land is available in the main towns, providing headroom (in terms of land) within the towns of 65%. Additional land is available for development within the development boundaries of the villages.
- 2.3.8 The population growth target will require the provision of 4,874 new housing units, with at least 2,782 units allocated to the 3 Main Towns. Provision is also made for housing growth of 2,092 units in the villages and rural areas.

#### **Main Towns**

- 2.3.9 The housing land supply in the Main Towns of the Fermoy Municipal District is considered adequate to meet the population and housing targets set out in the Core Strategy of the Cork County Development Plan, 2014. There may be some adjustments required on particular sites to take account of any infrastructure and flooding issues that may arise. There is sufficient capacity within the Main Towns to cater for any development which cannot be accommodated in the village network due to water services constraints.
- 2.3.10 The headroom available in three of the Main Towns is considered sufficient to meet future targets.

Table 2.1. Fermoy Municipal District

Table 2.1. Fermoy Municipal District							
Housing Requirement						Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Fermoy	6,489	7,589	831	938	47	94.56	1,601
Charleville	3,646	4,925	741	804	45	72.50	1,124
Mitchelstown	3,677	5,346	905	1,040	58	79.60	1,293
<b>Total Main Towns</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,782</b>	<b>149</b>	<b>246.66</b>	<b>4,018</b>
Villages	9,427	11,529	1,417	1,533			1,003
Rural	18,987	17,514	486	559			
Total Villages and rural	28,414	29,044	1,903	2,092			1,003
<b>Total Municipal District</b>	<b>42,226</b>	<b>46,904</b>	<b>4,381</b>	<b>4,874</b>	<b>149</b>	<b>246.66</b>	<b>5,021</b>

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 97.3 Ha  
Source: Cork County Development Plan 2014- Appendix B, Table B 11

## Villages

2.3.12 In relation to the villages of this Municipal District the approach proposed for the new local area plans is as follows:

- a) Generally, maintain growth in the villages at the level already provided for in the current 2011 Local Area Plans. The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
- b) In general, it is not intended to alter the development boundaries of any of the villages. In response to one submission a minor change is proposed to the boundary of Watergrasshill to accommodate the plot of an existing dwelling.
- c) **Key Villages:** There are 11 key villages in Fermoy Municipal District. In some key villages (Ballyhooly, Castletownroche, Conna, Doneraile, Glanworth, Kildorrery, Newtownshandrum) the current water services infrastructure cannot immediately

accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.

- d) **Villages:** There are 10 villages in this Municipal District. Eight of the villages are served by public water (Ballynoe, Bartlemy, Clondulane, Killavullen, Shanballymore, Ballindangan, Coolagown and Glenahulla), while waste water treatment is available in 5 of the villages (Ballynoe, Bartlemy, Clondulane, Killavullen, Shanballymore). For those that have Irish Water Infrastructure, it is proposed that the new LAP will retain the scale of growth as set out in the current 2011 LAP.

In those locations where public (Irish Water) waste water treatment infrastructure is not available (Ballindangan, Ballyhea, Coolagown, Curraglass, Glenahulla) and is not expected to be provided, consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for most of the villages is probably acceptable but that of Ballyhea may need to be adjusted.

- e) **Village Nuclei:** Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). None of the eight village nuclei in this Municipal District have public (Irish Water) waste water treatment infrastructure, and it is not expected to be provided (see Table 2.4). The scale of growth envisaged for the village nuclei in the 2011 LAP is already quite modest and is unlikely to require further adjustment.

- 2.3.13 The current policy approach to the appropriate scale of development to be located in the villages is supported by and in compliance with the Department's Guidelines on Sustainable Residential Development in Urban Areas.

## 2.4 Water Services Provision

- 2.4.1 Six submissions raise issues in relation to water service provision - Irish Water (FPCD16/2787), the Environmental Protection Agency (FPCD16/2920), An Taisce (FPCD16/2562), the Construction Industry Federation (FPCD16/2927), Cork City Council (FPCD16/2912) and the Planning Strategic Policy Committee (FPCD16/2938). A number of submissions were made referring to water service provision in specific settlement and these are covered in the discussions on the relevant settlements in sections 2.10 to 2.13 below.
- 2.4.2 Irish Water's submission acknowledged that it is their objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement in line with targets set out in core strategies of development plans subject to the availability of funding and to environmental constraints.
- 2.4.3 The submission stated that Irish Water plans to invest in the development and expansion of water services infrastructure in line with its investment programme and connection policies approved by CER. They are currently preparing a submission to the CER on the national investment plan for the period 2017-2021 and have reviewed all water infrastructure in County Cork. IW propose, in reaching investment decisions, to take account of the settlement hierarchy identified in the Cork County Development Plan and the indicative population targets/housing units included in Municipal District Preliminary Consultation documents.
- 2.4.4 Several submissions raise issues around water services infrastructure, most notably how the necessary investment is going to be funded, the timeframe for delivery of the new

infrastructure in areas where growth is planned and how development proposals will be dealt with pending the provision of the necessary new infrastructure. The Environmental Protection Agency stated that development proposals should have regard to Irish Water's Capital Investment Programme, particularly areas which have inadequate infrastructure at present. An Taisce recommended that a physical infrastructure audit be undertaken to determine what areas could accommodate future growth. The Construction Industry Federation suggested that the Local Authority identify future residential land that can be serviced in a timely and cost effective manner. Cork City Council cautioned against the excessive zoning of land in light of infrastructural deficiencies. The Planning Strategic Policy Committee suggested that the provision of water service infrastructure should be led by the public sector as private sector financing is no longer a viable option.

- 2.4.5 Some of the submissions in relation to the villages seek the upgrading of water services infrastructure in the villages.

#### Chief Executive's Response

- 2.4.6 Water services, of all the infrastructure requirements needed to facilitate new development, is the most critical as in its absence little development can take place.
- 2.4.7 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.4.8 The support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014 is very welcome. The Council will continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.
- 2.4.9 It is intended to provide detailed information on the availability of water services infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate. The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes.

#### Approach to Water Services provision

- 2.4.10 Within this Municipal District, as illustrated by Table 2.3, the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 Local Area Plan is often not in place. **Where Irish Water already have water services infrastructure in a town or village then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.**
- 2.4.11 Therefore, while the current water services infrastructure within the villages cannot immediately deliver the scale of growth envisaged by the 2011 LAP, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered

over time by Irish Water. Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.

- 2.4.12 In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to a small number of individual houses. Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3. Within this Municipal District, Ballyhea is the only settlement that falls into this category. In Ballyhea there is Council plant serving some Council houses but this is not currently under the control of Irish Water.
- 2.4.13 In some settlements, typically village nuclei, the scale of growth envisaged in 2011 is already quite low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.
- 2.4.14 In relation to the Villages, the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,533 units. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may only be possible to deliver 572 housing units.
- 2.4.15 Within the village network it is suggested that the new LAP should maintain the scale of growth established for the 2011 Local Areas Plan in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure.

Table 2.2 : Strategy for Water Services Provision

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

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Table 2.3:Fermoy MD Suggested Strategy for new LAP						
Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of Growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for New LAP
<b>Towns</b>						
Fermoy			938			Target as per CDP 2014
Charleville			804			
Mitchelstown			1,040			
			<b>2,782</b>			
<b>Key Villages</b>						
Castlelyons / Bridebridge	210	43	40			R
Kilworth*	412	87	50			R
Rathcormack	670	0	120			R
Watergrasshill	463	0	108			R
Ballyhooly*	199	0	50			R
Castletownroche*	217	83	54			R
Conna	170	76	30			R
Doneraile*	411	35	180			R
Glanworth*	257	0	50			R
Kildorrery*	173	0	50			R
Newtownshandrum	137	97	125			R
			<b>857</b>			
<b>Villages</b>						
Ballynoe*	70	7	20			R
Bartlemy	34	72	10			R
Clondulane*	180	0	20			R
Killavullen*	131	40	5			R
Shanballymore*	67	0	10			R
Ballindangan*	10	0	5		None	R
Ballyhea*	45	0	30		None	A
Coolagown	19	0	5		None	R
Curraglass	17	0	3	Private GWSS	None	R
Glennahulla*	28	0	5		None	R
			<b>113</b>			
<b>Village Nuclei</b>						
Aghern	5	4	5	Private GWSS	None	R
Araglin*	7	0	3		None	R
Ballygiblin*	2	0	4		None	R
Curraghalla*	6	0	5	Private GWSS	None	R
Grange*	28	0	5		None	R
Kildinan (The Pound)	12	0	5		None	R
Knockanevin*	1	0	3		None	R
Rockmills*	14	0	3		None	R
			<b>33</b>			
<b>Total</b>			<b>3,785</b>			
<b>Water Services Key</b>	Irish Water Services in place with broadly adequate existing water services capacity.					
	Irish Water Services in place with limited or no spare water services capacity.					
	None – no existing Irish Water Services.					
<b>Suggested Approach Key</b>	R= It is intended to broadly retain the overall scale of growth as set out in current 2011 Local Area Plan					
	A = The overall scale of growth as set out in current 2011 Local Area Plan will need to managed to reflect available water services capacity. Unless the water services infrastructure issue is resolved, development will be limited to a small number of individual houses with their own treatment plant.					

## 2.5 Flood Risk Management

- 2.5.1 Several submissions raise issues in relation to Flood Risk Management. Some submissions seek the zoning of land for development in areas at risk of flooding, others seek the de-zoning of land at risk of flooding, others question the area shown to be at risk of flooding and ask the Council to use the latest available CFRAM information, while other submissions detail lands that have recently been flooded and request that the Council take action in relation to flooding and ensure that flood prevention works in one area do not exacerbate the risk of flooding for communities downstream.
- 2.5.2 The submission from the OPW indicates that the Flood Guidelines Sequential Approach, and where applicable the Justification Test, as set out in the government Guidelines on *'The Planning System and Flood Risk Management'*, should be implemented for all proposed development zones in areas of flood risk and that this process should be referenced in plans. Submission indicates that a Stage 2 FRA should be undertaken for the LAPs. Other submissions from the EPA, An Taisce, and Inland Fisheries Ireland etc. ask that the Local Area Plans ensure development is not facilitated in areas at risk of flooding.

### Chief Executive's Response

- 2.5.3 The current Local Area Plans adopted in 2011 identify those areas within settlements that are known to be susceptible to fluvial (river) or coastal flooding, based on a county wide flood study prepared for the County Council by JBA Consultants in 2011.
- 2.5.4 In the period since 2011, the County Council and the OPW have completed, and continue to undertake, a number of other flood studies. The OPW managed 'Catchment Flood Risk Assessment and Management' (CFRAM) process is also ongoing in some parts of the county which will also provide up to date data on fluvial and coastal flooding for some settlements within the county. It is the Council's intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.5.5 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

## 2.6 Sustainable Transport

- 2.6.1 A number of submissions from TII, NTA and Bus Eireann have raised issues about the roads and transportation issues in this Municipal District.
- 2.6.2 The NTA submission sets out broad principles that should be applied to all LAPs to ensure that the location of new development is prioritised by reference to the need to promote and provide for the development of public transport services, protect strategic transport infrastructure and provide alternative network options and modes of transport, together with greater integration of land use and transport planning to provide a stronger basis for the use of non-car modes. In relation to public transport services provision the submission highlights the need for the Planning Authority to examine existing transport deficiencies and possible solutions, assess future transport demand arising from development objectives and the likely investment required to meet demand, the needs of bus network planning/ rural bus transport provision and the need for walking and cycling infrastructure.
- 2.6.3 The TII submission highlights the need for protection of existing national routes and seeks safeguarding of the strategic role of national routes and associated interchanges/junctions.



It raises the issue of funding of national road improvements / upgrades. Updates to national roads projects are outlined. Reference is made to NRA/TII policy on service areas.

- 2.6.4 In relation to the Fermoy Municipal District the submission queries the proposal to provide a new junction / slip road with the M8 in Fermoy (U-01) and advises that the Council reconsider same in light of the Planning Guidelines on Spatial Planning and National Roads and guidance on development at National Road Interchanges or Junctions. The submission also raises concern regarding noise mitigation measures in relation to current Fermoy town zonings R-09, R-03 and R-04 which arise due to proximity to the motorway. In relation to Mitchelstown the submission requests that the land use objectives and associated access points for B-02, I-04, I-05, R-11, R-01 in Mitchelstown are re-examined.

#### **Chief Executive's Response**

- 2.6.5 Sustainable transport is recognised as being a key factor of consideration in planning for future growth of the settlements and the preparation of the Local Area Plan will take cognisance of this.
- 2.6.6 The Local Area Plans will promote the development of compact settlements. The Council will continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.
- 2.6.7 The draft local area plans will identify these constraints and set out a clear policy approach in co-operation with other infrastructure providers such as TII, NTA and Bus Eireann to address these issues and deliver the required infrastructure in a timely and efficient manner.
- 2.6.8 Consideration will be given to the omission of the proposed slip road to the bypass at Fermoy (U-01) in light of a renewed expression of concern from the TII. Regarding R-09, R-03 and R-04 in Fermoy town, the Council feels that the current zoning adequately addresses the concerns raised by the TII as it includes a requirement for noise mitigation measures. The new Local Area Plan will also take cognisance of this.
- 2.6.9 The concern raised regarding specific sites in Mitchelstown has been considered. It is not felt that it necessitates a re-examination of the land use objectives
- 2.6.10 Individual submissions relating to roads and transportation are dealt with at a settlement level in Sections 2.10- 2.13 and in Section 3 at an individual submission level.

## **2.7 Funding and Delivery of Infrastructure**

- 2.7.1 A number of submissions such as Transport Infrastructure Ireland, Department of Education and Skills, National Transport Authority and the Environmental Protection Agency highlighted the importance of the plan providing information in relation to what infrastructure is required to deliver its objectives and how that investment is to be funded and delivered in order to ensure that the required infrastructure is put in place. A number of submissions indicate that the Council's Contribution Scheme needs to ensure that appropriate development contributions are collected to fund infrastructural investment. Submissions also indicate that where a development is reliant on the delivery of particular piece of infrastructure, the planning timeframe for the delivery of that development should reflect the national prioritisation of that infrastructure.

### Chief Executive's Response

- 2.7.2 The draft local area plans will include a section setting out how the plans objectives will be funded and delivered in a timely and efficient manner. Proposals for the revisions of the Council's Development Contribution Scheme will be brought forward for consideration in tandem with the Local Area Plans.

### 2.8 Vacant Sites Register

- 2.8.1 A number of submissions raise issues about vacant or idle sites especially in town centres where redevelopment should be encouraged.

### Chief Executive's Response

- 2.8.2 Government has introduced legislation through the Urban Regeneration and Housing Act, 2015 which requires Planning Authorities to take measures regarding vacant or idle sites in development and local area plans. These measures will be included in the draft Local Area Plan as appropriate.

### 2.9 River Blackwater Special Area of Conservation

- 2.9.1 One of the key attributes of the Fermoy District is the River Blackwater which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site.
- 2.9.2 The County Development Plan 2014 proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. The Habitats Directive Assessment process undertaken as part of the preparation of County Development Plan concluded that it was not possible to rule out adverse impacts on the Special Area of Conservation if the scale of development proposed within the catchment went ahead. The County Development Plan has put development within the catchment on hold pending the outcome of further investigations / studies.
- 2.9.3 Following recent discussions between the Council and the Department of Environment, Community and Local Government, the Department of Arts Heritage and Gaeltacht and Irish Water, the Department of Arts, Heritage and the Gaeltacht has 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 included in the SAC. When implemented, this change may necessitate a Variation of the County Development Plan to ensure that development in the catchment is no longer 'on hold' and to ensure that the Local Area Plan could continue to plan development within the catchment subject to normal requirements of proper planning and sustainable development and Habitats Directive Assessment etc.
- 2.9.4 The Council is proceeding on the basis that the issues will be resolved prior to the adoption of the new Local Area Plan in 2017.

## 2.10 Issues Raised in relation to Fermoy

2.10.1 Five submissions raised issues specific to Fermoy Town. Full details of these submissions are included in Section 3 of the report. Key issues arising include the following:

### Population targets

2.10.2 Submissions FPCD16/2873 and FPCD16/2440 suggest revised population target for Fermoy town, both proposing higher targets of 10,000 and 14,000 respectively, the former stating that a population of 10,000 is required to support existing business and contending that local infrastructure can sustain such growth.

### Chief Executive's Response

2.10.3 The population targets for the settlements are set out in the Core Strategy of the County Development Plan 2014 and are consistent with national targets issued by the Department of the Environment, Community and Local Government and the Regional Planning Guidelines for the South West Region. The Fermoy Local Area Plan must be consistent with the Core Strategy and it would not therefore be appropriate to consider a new target for Fermoy at this stage. Substantial revision of population targets for Fermoy would require a rebalancing of growth figures in other settlements.

2.10.4 Further investment in the water main and sewer network infrastructure in Fermoy will be required to cater for the levels of growth already planned.

### Lands for residential development

2.10.5 Three submissions raise issues around residential zonings - FPCD16/2440, FPCD16/2542 and FPCD16/2869. Submission FPCD16/2440 proposes that additional residential development be facilitated to the south of the town. Submission FPCD16/2542 proposes that the land currently zoned X-01 for a hotel north of the river, be zoned for medium to high density residential development. Submission FPCD16/2869 proposes that land immediately north of the river, within the SAC flood plain and currently zoned for residential development, be zoned for town centre uses.

### Chief Executive's Response

2.10.6 The overall quantum of lands for residential development in Fermoy is considered adequate to meet the proposed growth target and allows for 58% headroom. While the preparation of the Local Area Plan will review the most appropriate location for residential development, it is not likely that this will give rise to significant change in the location of residentially zoned lands in Fermoy.

2.10.7 The development potential of the **X-01** site north of the river, currently zoned in the Town Development Plan for the provision of a hotel and housing, is limited by the fact that it is a largely greenfield site located within the flood plain of the River Blackwater, in an area where there is a high probability of flooding (Zone A, 1/100) although the site now benefits from a flood defence in the form of an earth berm. In accordance with the provisions of the Guidelines, The Planning System and Flood Risk Management, development within areas at risk of flooding should be avoided. There are ample alternative lands available within Fermoy town, which are at a lower risk of flooding, which can accommodate development.

2.10.8 The submission in relation to the site requests that the lands be zoned for residential development. This would be contrary to the guidelines. However an application to replace the fire damaged house on site could be considered on its merits, subject to flood risk

mitigation measures.

2.10.9 An alternative use for the X-01 site would be to acquire it for public use to facilitate an expansion of the town park to serve for current and future residents of the town. Either of these uses for the X-01 site could be facilitated by reclassifying the land as part of the existing built up area, and this option will be explored further in preparing the Draft Plan.

2.10.10 In relation to land currently zoned R-02 in the Town Development Plan, the site is also at risk of flooding and adjoins an SAC. The focus of future town centre growth is to be to the south of the river. It is proposed to reclassify the R-02 site as part of the existing built up area.

#### **Town centre expansion**

2.10.11 Two submissions raise issues in relation to the development of Fermoy town centre. Submissions FPCD16/2440 and FPCD16/2873 raise issues in relation to the most appropriate location for town centre expansion in Fermoy, the scale of expansion that can be accommodated without damaging existing businesses and how to manage the traffic / parking that will accompany such expansion at the eastern end of the town centre.

#### **Chief Executive's Response**

2.10.12 It is considered appropriate to make provision for the growth, over time, of Fermoy town Centre and it is considered that the land south of the river, and to the east of and adjoining the existing town centre, is the most appropriate location for such expansion as there are a number of brownfield sites in the area suitable for redevelopment and the location adjoins the existing town centre. These lands have previously been zoned for development. The land is within the area at risk of flooding but is defended.

2.10.13 This land comprises three sites – TC-01 West (west of Mill Rd), TC-01 East (east of Mill Rd.) and TC-02. The logical sequence to development of these sites would be to prioritise development of TC-01 West (as it has frontage onto Patrick's Street / Courthouse Road and is closest to the existing retail core) and TC-02 (which has frontage onto Courthouse Road) in the first instance and, to retain the TC-01 East for the longer term needs of the town. It is proposed that development of TC-01 East would only be considered after development of TC-01 West and TC-02.

2.10.14 Both TC-01 West and TC-02 would generally be suitable for a mix of town centre uses including some retail / non retail uses and offices, subject to flood risk assessment and mitigation measures. Further consideration will be given to the appropriate mix of uses for these lands during the preparation of the Local Area Plan in accordance with the provisions of the guidelines, The Planning System and Flood Risk Management. Previous proposals for large scale retail development on the former mart site were refused due to the excessive quantum of retail space proposed and poor design (lack of permeability, insensitivity to existing character and setting of town and other design issues) and these issues will be considered further in preparing the new plan.

#### **Hotel Site**

2.10.15 Submission FPCD16/2873 from Fermoy Enterprise Board raised the need for a hotel site in Fermoy.

#### **Chief Executive's Response**

2.10.16 The Fermoy Town Plan currently makes provision for a hotel on the X-01 site. The site is predominantly greenfield and within an area at risk of flooding (Zone A) and, in accordance with the provisions of the Guidelines, The Planning System and Flood Risk Management,

development within areas at risk of flooding should be avoided. There are ample alternative lands available within Fermoy town, which are not at risk of flooding, which can accommodate a hotel. The preparation of the Draft Local Area Plan will explore possible locations, including potential within existing business land to the north of the town.

## **2.11 Issues Raised in relation to Mitchelstown**

2.11.1 Three submissions raised issues specific to Mitchelstown. Full details of these submissions are included in Section 3 of the report. Key issues arising include the following:

### **Employment Lands**

2.11.2 Submission FPCD16/2414 proposes the zoning of c36ha of land, outside of and adjoining the northern development boundary of Mitchelstown for Business, Enterprise, Distribution or Industry use.

### **Chief Executive's Response**

2.11.3 It is considered that there is sufficient land zoned for both industrial and business development within the development boundary of Mitchelstown. The lands zoned in the 2011 Local Area Plan remain available and have not been subject of planning applications in the current plan period. It is considered that the currently zoned sites are in more appropriate locations than the site proposed in this submission. The lands subject of submission FPCD16/2414 are outside the development boundary of Mitchelstown and there is a significant area of land zoned for employment uses within the development boundary between the proposed site and the existing built up area of the town.

### **Town centre expansion**

Submission FPCD16/2619 from Dairygold requests that the T-03 zoning be retained as per the current LAP.

### **Chief Executive's Response**

2.11.4 The public consultation document indicated that it was proposed to reduce the extent of the area zoned for town centre uses at T-03 and to consider other uses on the remainder of the site. The T-03 site comprises 9.5ha of land, and if developed for town centre purposes, would equate to increasing the area for town centre uses by a factor of 80%, which would significantly undermine the vitality and viability of the existing town centre of Mitchelstown. In order to protect the vitality and viability of the existing town centre and promote an intensification of uses within the existing town centre, it is considered appropriate to reduce the scope for additional retail uses, and most specifically comparison retail, within the T-03 site.

2.11.5 The preparation of the Local Area Plan will consider the appropriate quantum of retail at this location and consider other uses appropriate within the T-03 area. The Draft Plan may retain the town centre zoning on the site and will set out the range of uses to be accommodated within the area to include non retail town centre type uses such as offices or residential. The specific uses will be explored further during preparation of the Draft Local Area Plan.

## **2.12 Issues Raised in relation to Charleville**

2.12.1 Two submissions raised issues specific to Charleville. Full details of these submissions are included in Section 3 of the report. Key issues arising include the following:

### **Economic Development**

2.12.2 A submission from Charleville Chamber of Commerce (FPCD16/2896) raises a number of issues regarding how best to achieve economic development in Charleville. The submission outlines a number of important, interdependent projects for Charleville town including the development of a retail strategy, upgrading broadband, creating a sustainable low carbon economy, developing the N20 Charleville relief road and establishing Charleville as a vibrant tourist centre. The submission requests the formulation of an industrial strategy building on existing strengths of the stainless steel engineering sector. It makes reference to the Charleville-Kilmallock REDZ engineering cluster project.

### **Chief Executive's Response**

2.12.3 The new Local Area Plan will set out a land use strategy to allow for continued economic growth in Charleville and to optimise its strategic position on the Cork-Limerick corridor. The 2011 Local Area Plan provided for significant employment growth in the town. Much of the land zoned for industrial and business development is available and it is considered to be sufficient.

2.12.4 The new Local Area Plan will endeavour to identify measures to make the town more attractive including improvements to public realm and increased connectivity and permeability.

2.12.5 The need for implementation of the M20 is recognised as being important to the town.

### **Lands for Residential Development**

2.12.6 Submission FPCD16/2779 seeks the zoning of additional land for residential use, including a nursing home / retirement housing west of the town.

### **Chief Executive's Response**

2.12.7 This submission refers to a site, a substantial part of which is outside and adjoining the development boundary of Charleville and part of which is within the development boundary. It is considered that there is sufficient land zoned for residential development in Charleville. The location of existing zoned lands is better suited to residential development than the site proposed in submission FPCD16/2779. A nursing home may be facilitated on lands zoned for residential development or within the T-02 site.

## **2.13 Issues in relation to villages**

2.13.1 Submissions have been made in relation to the following villages: Ballyhea, Castlelyons, Conna, Coolagown, Glanworth, and Watergrasshill.

### **Ballyhea:**

2.13.2 In relation to Ballyhea the following submissions are made – FPCD16/2392, FPCD16/2404, FPCD16/2860, and FPCD16/2476. Concern is raised regarding lack of available water services capacity in the village and clarity is sought in relation to future development. Other issues raised, which are largely outside the remit of the Local Area Plan, include the need to amend the municipal district boundary, river dredging, provision of mains gas, surface water management on rural roads etc. A further submission seeks an extension of the local graveyard.

### Chief Executive's Response

- 2.13.3 It is intended that the draft local area plan will give guidance regarding development of Ballyhea. It is likely that the growth envisaged for the village in the 2011 LAP will be reduced due to water service constraints. There is sufficient land within the development boundary of the village to facilitate an extension of the local graveyard. This issue will be considered further in the process of preparing the Local Area Plan.

### Castlelyons:

- 2.13.4 Submissions FPCD16/2413, FPCD16/2804, FPCD16/2845, FPCD16/2848, FPCD16/2854, FPCD16/2856, FPCD16/2858, and FPCD16/2870 raise issues in relation to Castlelyons.
- 2.13.5 The key issue raised is flooding, following recent flood events in the village. Many of the submissions make reference to land filling at Ballyoran Bog (Ballyoran being an area adjoining the M8 interchange near Fermoy) and its influence on the Shanowenadrimina river which flows through Castlelyons. The issue of village regeneration and sustainable development is also raised, as is the lack of progress regarding development of the Glanbia site in the village.

### Chief Executive's Response

- 2.13.6 The current Local Area Plan has identified that parts of the village are at risk of flooding. Proposals for development within areas identified as being at risk of flooding need to comply with the provisions of Ministerial Guidelines 'The Planning System and Flood Risk Management', the objectives of the Local Area Plan and also require a site specific flood risk assessment.
- 2.13.7 Proposals for development/regeneration in the village will be considered on their merits by the Council. There is a valid planning permission on the Glanbia site (ref. 12/4362).

### Conna:

- 2.13.8 Submission FPCD16/2671 proposes that the 'scale of growth' figure for the village (30 units) be increased to facilitate the development of more houses than allowed for under the 2011 LAP and also requests that the number of dwelling units facilitated within each individual group / permission be increased from the current level of 20 units.

### Chief Executive's Response

- 2.13.9 The scale of growth provided for Conna in the 2011 LAP at 30 units is considered to be appropriate to the size and character of the village and its role within the settlement network. The specified size of individual developments at 20 units is also considered to be the maximum appropriate for the village.

### Coolagown:

- 2.13.10 A submission relating to Coolagown, FPCD16/2868, seeks to have a 7.66 acre site zoned for low density residential development. Approximately 50% of the site is already within the development boundary of the village.

### Chief Executive's Response

- 2.13.11 Coolagown is a village which does not have any public waste water treatment services, although it does have a public drinking water supply. The current Local Area Plan provides for the provision of up to 5 additional dwellings within the development boundary of the village on the basis of individual waste water treatment systems. This scale of growth is

considered appropriate. It is not proposed to formally zone land in villages.

**Glanworth:**

2.13.12 One submission was received seeking to have lands within the ownership of the school zoned to facilitate a possible school expansion and pitches (FPCD16/2660).

**Chief Executive's Response**

2.13.13 The functional requirements of the school in Glanworth will be taken into consideration in the preparation of the new Local Area Plan. The proposal seems acceptable in principle.

**Watergrasshill:**

2.13.14 Four submissions were received seeking to have land outside the current development boundary of Watergrasshill included within the development boundary for residential development. Three of these relate to sites adjoining the development boundary and one relates to a site situated at 1.2km from the development boundary of the village. The relevant submissions are FPCD16/2340, FPCD16/2380, FPCD16/2545 and FPCD16/2861.

**Chief Executive's Response**

2.13.15 Watergrasshill is a key village and recorded a population of 1,161 in 2011. The population has increased significantly in recent years, having stood at 252 persons in 1996. The village has basic services including a primary school, church, local convenience shops and local services such as a post office, hairdresser and public houses etc. The former Church of Ireland Church in the village now functions as an arts centre. The village also has broadly adequate existing drinking water and waste water services. While the village has a small public playground there is a general lack of other recreational facilities / public open space and additional community facilities would be needed if the village was to grow significantly.

2.13.16 The 2011 LAP provides for an additional 108 units in the village. A development of 19 units is currently under construction and there is a current application for 14 units in the centre of the village. There is an expired permission for 44 units also in the centre of the village which is likely to be reactivated as the housing market improves. This leaves a balance of 33 units which could be provided. There is ample land available within the development boundary to accommodate at least double that number of units, although much of the land remaining to be developed is close to the motorway and noise mitigation measures would be required. There are also a number of derelict / underutilised properties in the heart of the village which currently detract from the village and need to be redeveloped.

2.13.17 While the village enjoys good access to the M8 and Glanmire, any significant additional development in Watergrasshill is likely to contribute to further congestion in Glanmire and the Dunkettle interchange in the short term, pending the upgrading of the Dunkettle Interchange.

2.13.18 The preliminary consultation document suggests that the scale of growth determined for Watergrasshill in the 2011 Local Area Plan is to be retained at 108 units. This is considered a reasonable target for the village going forward. It would be preferable to consolidate the village within the current boundary and it is not considered necessary to extend the development boundary, in any significant way, to accommodate a further 108 units. However, submission FPCD16/2340 seeks a very minor extension to the boundary to include the site of an existing property (0.3ha) and this is considered reasonable. The site is actually within the Cobh Municipal District.



## 2.14 Chief Executive’s Summary of Matters to be addressed in the Draft Plan

2.14.1 The following table highlights some of the key issues to be addressed in the preparation of the Fermoy Municipal District Draft Local Area Plan. This list is not an exhaustive list of issues. More issues may emerge and additional changes may be considered in the process of preparing the draft plan.

**Table 2.2 Matters to be Addressed in Draft Plan**

Fermoy Municipal District	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
Water Services Infrastructure	1. Resolution of water quality issues affecting the Blackwater Catchment.
	2. Engage with Irish Water regarding need for further investment in water services infrastructure.
<b>Fermoy</b>	
Economy	3. The current Local Area Plan provides approximately 34ha of land for industry and 27ha for business uses. No changes are proposed to these zonings.
Housing	4. In order to address flood risk issues it is suggested that three Town Plan zonings (R-02, R-03 and X-01) be amended ( see below). All other residential zonings are being retained.
	5. R-02 (Town Plan 2009) is within a flood risk area and within the Blackwater River SAC. In order to address flood risk / habitat issues consideration will be given to rezoning the site as open space.
	6. R-03 (Town Development Plan 2009) is within the flood plain of the Blackwater River SAC. In order to address flood risk issues consideration will be given to rezoning the site as open space.
Town Centre	7. X-01 (Town Development Plan 2009) (see below also) zoned for hotel and low density housing. In light of the flood risk issues, consideration will be given to reclassifying the site as ‘existing built up area’.
	8. TC-01 (Town Development Plan 2009) is zoned for Town Centre uses, primarily retail and commercial development including an element of residential, social and cultural facilities. Consideration will be given to retaining TC-01 West (portion of the site west of Mill Rd) and TC-02 as the priority sites for town centre expansion and to retain the TC-01 East (portion of TC-01 East of Mill Road) for the longer term needs of the town -development would only be considered after development of TC-01 West and TC-02. Both TC-01 West and TC-02 would generally be suitable for a mix of town centre uses including some retail / non retail uses and offices, subject to flood risk assessment and mitigation measures. Further consideration will be given to the appropriate mix of uses for these lands during the preparation of the Local Area Plan in accordance with the provisions of the guidelines.

<b>Fermoy Municipal District</b>	
<b>Topic</b>	<b>Key Issues / Changes under Consideration for the Draft Local Area Plan</b>
	9. Consideration will be given to reclassifying TC-03 (Town Plan 2009) at Brian Boru Square as part of the existing built up area in line with the intention to promote the area south of the river as the main area for new retail development.
	10. Consideration will be given to reclassifying TC-04 (Town Plan 2009) as part of the existing built up area (existing house and garden).
	11. C-01(Town 2009) is zoned for commercial uses. CDP 2014 does not include a commercial land use category. Consideration will be given to reclassifying this site in the Draft Plan. The most appropriate use for this site needs to be identified.
	12. C-02 (Town Plan 2009) is zoned for commercial uses. CDP 2014 does not include a commercial land use category. This site will be reclassified in the Draft Plan. It is proposed to identify the eastern portion (Aldi and the Blackwater Shopping Centre) as a neighbourhood centre. The western section may be reclassified as part of the existing built up area.
	13. C-03 (Town Plan 2009) is zoned for commercial uses. CDP 2014 does not include a commercial land use category. Consideration will be given to reclassifying this site in the Draft Plan. Consideration will be given to reclassifying the eastern part of the site, undefended by flood defences, as open space. The remainder may be classified as existing built up area.
	14. X-01 (Town Plan 2009). See number 7 above.
	15. The draft plan will explore opportunities to enhance the public realm.
Approaches to Zoning	16. The existing town development plan uses 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.
Transport	17. Due to possible conflict between the proposed U-01 slip road proposed for Fermoy and guidance on development at National Road Interchanges or Junctions considered will be given to the removal of objective U-01 for Fermoy from the Local Area Plan.
Recreation and Amenity	18. Objectives for the development of riverside amenity walkways in Fermoy will be reassessed in light of potential for conflict with the SAC/SPA conservation objectives.
<b>Mitchelstown</b>	
Economy	19. The current Local Area Plan provides 55.09 ha of land for industry and 29.21 ha of land for business uses. No changes are

Fermoy Municipal District	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
	proposed to these zonings.
Housing	20. The edges of site R-03 and R-06 are affected by flood risk. It is proposed to retain these zonings but minor modifications may be considered to the boundaries to deal with flood risk.
	21. R-12 is currently zoned for a nursing home and ancillary assisted living housing. As this site is disconnected from the town and alternative sites are available to accommodate a nursing home, it is proposed to review the need for this zoning.
	22. All other residential zonings are being retained.
Town Centre/	23. T-02: Given its proximity to the town centre, justification for the provision of a neighbourhood centre needs to be re-evaluated in the context of protecting the viability and vitality of the existing core of the town. The site may be more suited to other uses and its zoning will therefore be reviewed. Consideration is being given to zoning this site for residential development.
	24. T-03 is identified in the 2011 LAP for town centre expansion and allows for some retail warehousing. Parts of T-03, to the south, are at risk of flooding. In the context of protecting the viability and vitality of the existing core of the town, it is proposed to review this zoning and potentially identify alternative uses, within the overall town centre zoning, for part of the site. Alternative uses could, for example, include office based employment or residential uses including a nursing home or sheltered housing.
	25. U-04, zoned in the 2011 LAP for a car park and playground has since been developed as a playground and allotments. Consideration will be given to reclassifying this site as 'existing built up area'.
	26. The draft plan will explore opportunities to enhance the public realm.
Charleville	
Transport	27. Continue to highlight the requirement for delivery of M20 to remove through traffic from the town.
	28. Retain current LAP objective U-04 to provide for a local access / relief road connecting Kilmallock road to Station Road and on to the M20.
	29. It may be appropriate to prioritise the development of employment land which would support the achievement of the U-04 objective.
Economy	30. The current Local Area Plan provides 27.9 ha of land for industry and 62.9 ha of land for business uses. No changes are proposed to these zonings.

Fermoy Municipal District	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
	31. It is proposed to omit reference to the provision of a discount food store and a medical centre from the Business Zoning B-05.
Housing	32. All residential zonings are being retained.
Town Centre	33. It is proposed to omit reference to the provision of a discount food store and a medical centre from the B-05.
	34. Site T-02 comprises 3.1ha, not all of which would be required to cater for the provision of a convenience store. Consideration can be given to what other non retail town centre uses may be appropriate on this site such as a nursing home.
	35. Consideration will be given to extending the town centre zoning to include the existing Aldi Store.
	36. Identify measures the plan could take to increase the attractiveness of the town centre and encourage uptake of vacant retail units in the town.
	37. Identify what measures the plan could take to achieve public realm enhancements in the town centre.
Watergrasshill	
Development Boundary	38. It is proposed to make a very minor extension to the development boundary to include the site of an existing property (0.3ha). The site is within the Cobh Municipal District.
Other Issues	
Vacant Sites	39. It is the intention of Cork County Council as part of the review of the Local Area Plans including areas formerly covered by the Town Councils to identify vacant sites which will be mapped in the draft plans and listed on a vacant sites register.

## Section 3 Submissions Received during the Consultation Process

### 3.1 Submission received

- 3.1.1 This Section of the report details all the submissions received during the consultation process, sets out the principle issues raised in the submissions and the Chief Executive’s Response.
- 3.1.2 The submissions are organised so that submissions from the Minister, Government Departments and Statutory Consultees come first in the table, followed by submissions from the public in alphabetical order.

**Table 3:1 Submissions Received during the Consultation Process**

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive’s Response
Department of Arts Heritage and Gaeltacht	FPCD16/2893	<p>This submission makes the following points:</p> <ul style="list-style-type: none"> <li>• All LAPs should contain a Cultural Heritage Section that looks to assess all aspects of each individual area and their environs heritage, both terrestrial and underwater.</li> <li>• The recorded monuments of the “Record of Monuments and Places” (RMP) are protected under the national monuments (Amendment) act, 1994. The RMP is not an exhaustive list of all archaeology in existence.</li> <li>• Developments that, due to their location, size or nature, may have implications for the archaeological heritage should be subject to archaeological assessment.</li> <li>• Submission sets out what Archaeological Heritage includes.</li> <li>• Stresses importance of considering known and potential unknown archaeology when doing AA and SEA.</li> </ul> <p>In relation to Fermoy Municipal District the submission</p> <ul style="list-style-type: none"> <li>• Notes that Fermoy and many of the villages within the Municipal</li> </ul>	Chapter 12 of the County Development Plan 2014 sets out the Council’s policies and objectives in relation to the protection of the heritage of the county. These provisions will inform the preparation of the Local Area Plan.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>District are within the Blackwater River SAC.</p> <ul style="list-style-type: none"> <li>• Notes that some of the key villages /villages in the area are within the catchment of the River Blackwater and have either WWTP capacity constraints or lack treatment facilities and the submission seeks clarity on how development proposals will be assessed in those areas where appropriate infrastructure is not in place.</li> <li>• With respect to proposals for walks along the Blackwater River SAC it indicates that such proposals would first need to be assessed for their potential impacts on breeding otters and kingfishers (an SEA screening / AA issue). It sees an appropriate survey of both species as a prerequisite to such proposals.</li> </ul>	
<p>Department of Education and Skills</p>	<p>FPCD16/2930</p>	<p>This submission makes the following points:</p> <ul style="list-style-type: none"> <li>• Emphasises the critical importance of the Council in ensuring that sufficient land is zoned for educational use in areas where population growth is planned.</li> <li>• Requests that plans include a specific 'education' zoning category and that suitable sites be identified and zoned for educational use in line with the Department's technical guidance. It is important that such sites have ready access to existing infrastructure to avoid undue costs/ large contributions being levied.</li> <li>• Seeks the provision of a buffer zone around school sites in existing built up areas to provide an amenity to the school and adjacent houses and to provide for expansion of such schools in the future.</li> </ul>	<p>Consideration will be given to these issues in the preparation of the Draft Plan. In the Council's experience zoning specific sites for the provision of new schools can be problematic as other alternative sites, considered suitable for a school may often emerge, rendering the school zoning obsolete. Schools are an acceptable land use with some other zonings categories such as residential or town centre or within the existing built up area, subject to normal proper planning and sustainable development criteria.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<ul style="list-style-type: none"> <li>• Requests that the Council have a development contribution scheme which reflects the 'community facility and social infrastructure' status of schools under Section 48 of the Act to ensure the appropriate funding of infrastructure through development contributions. Inclusion of a recover / claw back mechanism is also sought to allow the Department to recoup contributions paid (to facilitate the advance provision of infrastructure?) in order to sustain the funding of Schools Capital Programme.</li> <li>• Highlights areas around the county when additional school provision will be required.</li> </ul>	
EPA	FPCD16/2920	<p>This submission provides general guidance on the overall SEA process and highlights a number of key issues to be considered in preparing the new local areas plans as follows:</p> <ul style="list-style-type: none"> <li>• Compliance with higher level plans such as the Regional Planning Guidelines and the Core Strategy of the County Plan.</li> <li>• Flood Risk Management: Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data.</li> <li>• Delivery of critical infrastructure: Development proposals should have regard to Irish Water's Capital Investment Programme, particularly given the number of locations which have inadequate infrastructure at present, to ensure development occurs in line with the ability to provide appropriate</li> </ul>	The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>infrastructure.</p> <ul style="list-style-type: none"> <li>• Transport: Plans should promote increased use of public transport, cycle and pedestrian trips, and should take account of the national prioritisation of road infrastructure projects. Where development is reliant on major road upgrades, the timeframe for development should be in line with the national prioritisation of such road projects.</li> <li>• Biodiversity: Need to ensure habitats and species are sufficiently protected. An ecosystem services approach would be beneficial in terms of sustaining biodiversity, providing for flood alleviation, recreation and amenity uses.</li> <li>• Masterplans: requirements of SEA, AA, Water Framework and Flood Directives etc. need to be taken into account.</li> <li>• Climate Change – need to integrate climate change mitigation and adaptation measures / considerations into plans.</li> </ul>	
Irish Water	FPCD16/2787	<p>This submission refers to Irish Water's objectives and aims and it refers to its investment programme and connection policies which are subject to approval by the Commission for Energy Regulation.</p> <p>It describes how it will meet an objective to provide water supply and wastewater services for adopted core strategies on a phased basis in line with evolving demand and priorities in line with the county's settlement hierarchy.</p> <p>It refers to its consultation document on its emerging investment plan 2017 - 2021.</p> <p>It requests that the Council be</p>	See discussion in Section 2.3 and 2.4.



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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>cognisant of the designation status of receiving waters when considering settlement hierarchy and population targets.</p> <p>It suggests that the Council's assessment of existing water services infrastructure to serve future populations does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish Water.</p>	
NTA	FPCD16/2922	<p>Separate submissions were made to the Ballincollig-Carrigaline, Bandon-Kinsale and Blarney-Macroom MDs. This submission sets out broad principles that should be applied to all LAPs to ensure that:</p> <ul style="list-style-type: none"> <li>• Development location is prioritised and the sequencing of development, informed by the need to promote and provide for the development of public transport services;</li> <li>• Protection of the strategic transport infrastructure assets such as national road network, through the appropriate location of development and the provision of alternative network options and modes of transport.;</li> <li>• Integrated approach to land use and transport planning to provide a stronger basis for the use of non-car modes. In relation to public transport services provision a strong emphasis on the following is recommended;</li> <li>• Examine existing transport deficiencies and possible solutions;</li> <li>• Assess future transport demand arising from development objectives;</li> </ul>	See discussion in Section 2.6.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<ul style="list-style-type: none"> <li>• Likely transport investment requirements,;</li> <li>• Bus network planning,;</li> <li>• Rural Bus transport Provision; and</li> <li>• Walking and Cycle network planning.</li> </ul>	
OPW	FPCD16/2923	<ul style="list-style-type: none"> <li>• The Flood Guidelines Sequential Approach and where applicable the Justification text be implemented for all proposed development zones at flood risk and that this process should be referenced in plans.</li> <li>• Identify flood risk at as early a stage as possible.</li> <li>• Development shall be in areas with minimal risk or avoid.</li> <li>• Precautionary approach shall be implemented to reflect uncertainty in flood risk.</li> <li>• Welcome if a Stage 2 FRA was undertaken for LAPs and guidelines applied to each proposed zoned site.</li> </ul>	See discussion in Section 2.5.
TII	FPCD16/2454	<p>This submission highlights the need for protection of existing national routes and seeks safeguarding of the strategic role of national routes and associated interchanges/junctions. It raises the issue of funding of national road improvements / upgrades. Updates to national roads projects are outlined. Reference is made to NRA/TII policy on service areas. In relation to the Fermoy Municipal District the submission makes reference to 2006 Environmental Noise Regulations and to mitigation measures in relation to R-03, R-04 and R-09 sites in Fermoy. It also makes reference to</p>	See discussion in Section 2.6

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>Spatial Planning and National Road Guidelines in relation to U-01 in Fermoy and R-01, R-11, I-04, I-05 and B-02 in Mitchelstown and recommends a re-examination of those land use objectives in Mitchelstown and their associated access points.</p>	
An Taisce	FPCD16/2562	<p>Submission raises the following:</p> <ul style="list-style-type: none"> <li>• Key priority of the LAPs must be transition to a low carbon society and economy and to mitigate the significant risks associated with rising energy costs and climate change adaptation.</li> <li>• Business as usual is no longer an option, we can no longer afford to continue the pursuit of the failed short sighted policy approaches of the past and our collective future must be different.</li> <li>• Prepared a detailed submission for each individual Municipal District.</li> <li>• Makes detailed recommendations under a number of themes including; <ul style="list-style-type: none"> <li>o Strategic Planning &amp; Zoning</li> <li>o Fossil Fuel &amp; Climate Change</li> <li>o Sustainable Transport &amp; Land Use Patterns</li> <li>o Economic Development &amp; Employment</li> <li>o Water</li> <li>o Natural Capital &amp; Ecosystem Services</li> <li>o Social Capital &amp; Public Participation</li> <li>o Cultural &amp; Built Heritage</li> <li>o Implementation &amp; Monitoring</li> </ul> </li> </ul> <p>Specifically the submission suggests that the local area plans should be accompanied by:</p> <ul style="list-style-type: none"> <li>• A local climate change strategy.</li> <li>• A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand</li> </ul>	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>and supporting the creation of compact walkable settlements.</p> <ul style="list-style-type: none"> <li>• A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development.</li> <li>• An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural.</li> <li>• Measures to promote local employment close to residential areas rather than large scale industrial parks.</li> <li>• A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land.</li> </ul>	
Bus Eireann	FPCD16/2925	<p>Submission raises the following:</p> <ul style="list-style-type: none"> <li>• Highlights the need for modal shift to public transport in line with Smarter Travel initiative.</li> <li>• Key elements in providing effective public transport to ensure competitive and reliable journey times, provision of a range and scope of destination, attractive frequency, headway, convenience of use.</li> <li>• The Local Area Plan should ensure that adequate bus priority measures and infrastructure (bus stops) are provided and planning applications should involve adequate future proofing consultation with Bus Eireann.</li> <li>• These bus facilities should be in every town and village, have centrally located, well positioned bus stops, fully accessible, well lit and accommodate Wheelchair coaches, providing access by</li> </ul>	See discussion in Section 2.6.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>people with disability.</p> <ul style="list-style-type: none"> <li>• Bus stops at schools should provide a safe environment for children. Adjustments to parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses.</li> <li>• Specific issues identified for each Municipal District.</li> </ul> <p>In relation specifically to Fermoy Municipal District the submission highlights that upgrading of bus stops in the centre of Charleville is required as well as highlighting a general requirement for sufficient infrastructure at bus stops throughout Fermoy and Mitchelstown to facilitate pedestrians. The submission calls for removal of some on street parking to assist bus progress.</p>	
CIF (Cork Branch)	FPCD16/2927	<p>Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022. A maximum of 44% of lands currently zoned are serviced for development within the next 2 year period. Much of this land is unavailable to the market or is further constrained by the need for road infrastructure. There is a need to zone approximately 670ha of land in the County metropolitan area to provide a strategic land reserve consistent with the 2007 Development Plan Guidelines. This land needs to be provided in areas which can be cost effectively serviced: are sustainable in terms of access to existing services, public and private transport: and have a market demand. The Planning Authority need to take a lead role in facilitating the substantial and</p>	See discussion in Section 2.3

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>targeted infrastructure investment required to achieve the housing targets set out in the 2014 CDP. The forthcoming LAPs need to provide definitive planning policy objectives for zoned lands, including the Masterplan areas, which will allow development proposals to be brought forward in the short term. An Implementation Task Force, to be led by the Planning authority, is needed to support the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs. The need to ensure an on-going monitoring and review framework to ensure an adequate supply of available zoned land throughout the forthcoming LAP period.</p>	
Cork City Council	FPCD16/2912	<p>This submission raises the following:</p> <ul style="list-style-type: none"> <li>• No objection in principle to an increase in the Strategic Land Reserve where justified.</li> <li>• Suggest an increase in density in some locations could reduce amount required.</li> <li>• Current suggested densities not sufficient to support national targets on sustainable transport modes.</li> <li>• Given significant infrastructure deficits caution against a significant increase in land zoned.</li> <li>• Any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.</li> <li>• Sites should be prioritised in terms of their proximity to city suburbs, followed by adjoining Metropolitan Towns served by rail and proposed BRT.</li> <li>• Comments on specific sites in the Cobh, Blarney/Macroon and Ballincollig/Carrigaline MDs.</li> </ul>	See Section 2.3

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Inland Fisheries Ireland	FPCD16/2936	<p>This submission raises the following:</p> <ul style="list-style-type: none"> <li>•Recognise that protection of the aquatic environment/habitat not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes.</li> <li>•The Habitats and SAC Directive does not extend to the inclusion of all aquatic habitats of fish bearing importance or of amenity value. Therefore LAPs should not rely solely on such designations to protect water courses as such an approach would exclude significant numbers of waterways.</li> <li>•LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats.</li> <li>•Opposed to any development on floodplain lands.</li> <li>•Should ensure that developments do not lead to the spread of invasive species.</li> <li>•Plans should encourage water conservation and water use efficiency.</li> </ul>	<p>The policies and objectives included in the Local Area Plans will have regard to the need to protect the aquatic environment/habitat. The overall approach to the protection of water quality and aquatic environments/habitat is set out in Chapter 11 "Water Services, Surface Water and Waste", Chapter 12 "Heritage" and Chapter 13 "Green Infrastructure and Environment" of the Cork County Development Plan, 2014.</p>
Planning and Strategic Development Strategic Policy Committee	FPCD16/2938	<p>Submission identifies the need for a collaborative approach to housing land supply issues and proposes the establishment of a 'Land Supply Task Force' to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.</p> <p>Amount of land needed is being under estimated due to the following:</p> <ol style="list-style-type: none"> <li>1.City Population Targets: these are considered unachievable and</li> </ol>	<p>See discussion in Section 2.3.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>there is a need for greater provision of lands within Metropolitan Cork to counter the city's supply constraints'</p> <p>2.Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased.</p> <p>3.Settlement Targets: Submission asserts that the housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork.</p> <p>4.Masterplan Capacity: proposal to deliver a large part of the housing output from the masterplan sites is unrealistic given the inevitable implementation difficulties. The role of agencies such as Irish Water; Transport Infrastructure Ireland and Iarnród Eireann will be critical.</p> <p>Submission notes that investment in infrastructure will have to be led by the public sector as the private sector funding is no longer viable.</p>	
Ballyhea Community Council	FPCD16/2392	This submission makes a number of proposals regarding local infrastructure and facilities in Ballyhea. Proposal references the bridge at Ballycosgry Gates, dredging the Awbeg, extension of the gas line and local graveyard, provision of broadband and improvement of local road junctions and traffic lights.	See discussions regarding Villages and Ballyhea in Section 2.13



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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Berry, Dorothy	FPCD16/2858	This submission raises the issue of flood water from the river Shanowennadrimina and its encroachment near Church Lane in Castlelyons following recent heavy rainfall events. It requests that no further planning permissions be granted.	See discussions regarding Villages Castlelyons and Flooding in Section 2.5 and 2.13
Castlelyons Development	FPCD16/2854	This submission raises the issue of flooding in Castlelyons. It refers to attempts to zone an area it calls Ballyoran Bog in previous LAP consultation processes. It states that Ballyoran Bog acts as a floodplain for the Shanowennadrimina river which flows through Castlelyons and that building on this area would lead to increased flooding in Castlelyons. It makes reference to An Bord Pleanála decisions, EPA recommendations and NRA objections in this regard.	See discussions regarding Villages, Castlelyons and Flooding in Section 2.5 and 2.13
Charleville Chamber of Commerce	FPCD16/2896	This submission outlines a number of important, interdependent projects for Charleville town: developing a retail strategy; broadband upgrading; creating a sustainable low carbon economy, developing the N20 Charleville relief rd.; and establishing Charleville as a vibrant tourist centre. Reference is made to a number of proposals including developing an online shopping mall for the town, a renewable energy campus. The submission requests the formulation of an industrial strategy building on existing strengths of the stainless steel engineering expertise. It makes reference to the Charleville-Kilmallock REDZ engineering cluster project. It highlights inadequate road infrastructure and connectivity in the town and also points to a need to develop tourist	See discussion regarding Charleville in Section 2.12

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		amenities (outlining a specific proposal for Moatville House). It makes a number of detailed recommendations.	
Cork Cycling Campaign	FPCD16/2871	This submission makes a number of general points regarding cycling and specific points in relation to Fermoy, Mitchelstown and Charleville towns. It makes a number of recommendations to encourage uptake of cycling commuting and to facilitate recreational cycling including the provision of cycling infrastructure and the location, density and layout of various land uses. It comments on existing infrastructure. Reference is made to the National Cycling Policy Framework 2009 and the National Cycle Manual 2011.	See discussion regarding Transport in Section 2.6
Clayton Love - Shipton Group	FPCD16/2440	This submission proposes a higher population target for Fermoy town as the existing access infrastructure is already in place - the M8. Submission proposes additional residential development to the south of the town. It raises issues about town centre expansion and how it can be delivered, stating that TC-01 and TC-02 of the Fermoy Town Development Plan and adjoining land to the east is the most appropriate land for town centre expansion. Consideration needs to be given to what can be permitted within the defended area.	See Section 2.10 Issues Raised in relation to Fermoy, for discussion regarding this submission.
Cronin, Paudie	FPCD16/2671	This submission relates to a 4.7ha site within the development boundary of Conna and it proposes that the DB-01 zoning objective for Conna in the 2011 LAP be amended to facilitate the development of a higher number of dwelling units in the settlement and also a higher	See discussions regarding Villages and Conna in section 2. 13

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		number of dwelling units within each individual group of units.	
Dairygold Co-Operative Society Ltd.	FPCD16/2619	This submission seeks retention of the 2011 LAP T-03 town centre zoning in Mitchelstown. Among the points the submission makes it states that retention of the zoning will support the strategic aim for Mitchelstown of fulfilling its role as an economic and employment centre providing for the needs of its extensive rural hinterland (Objective CS 3-1 of CDP). It states that removal of the town centre zoning would be contrary to objective TCR 4-6 (CDP). It states there is capacity to support additional retail development, including comparison and that sequentially the Dairygold lands are the most logical. It submits that it is necessary to facilitate the expansion of the retail base referred to in the consultation document. The submitter does not envisage that the Dairygold lands are at risk of flooding.	See Section 2.11 Issues raised in relation to Mitchelstown, for more detailed discussion regarding this submission.
Doyle, Councillor Ian Fermoy Municipal District	FPCD16/2476	This submission expresses concern regarding future growth in Ballyhea village due to lack of available water services capacity. It states that there is a need to look at drinking and waste water facilities associated with this village in the local area plan review.	See discussions regarding Villages and Ballyhea in Section 2.13
Doyle, Councillor Ian Fermoy Municipal District	FPCD16/2503	This submission proposes that Irish Water would aim to improve the limited water services capacity in place in Fermoy, Charleville and Mitchelstown to reflect future growth needs.	This submission is noted. Consultation is undertaken with Irish Water as part of the Local Area Plan preparation.  See discussions regarding Water Services Provision in Section 2.4
Draper, Tom	FPCD16/2868	This submission seeks to have a	See discussions regarding

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		7.66 acre site at Coolagown zoned for low density residential development. The site is partially outside and adjoining the development boundary of the village and partially within the development boundary.	Villages and Coolagown in Section 2.13
Fermoy Enterprise Board	FPCD16/2873	This submission makes a number of specific comments on the Fermoy MD Public Consultation Document. It purports that a population of over 10,000 is vital to a vibrant future of Fermoy town and that a target population of 10,000 is required to support existing business. In addition it contends that local infrastructure can sustain such growth. It lists a number of requirements including a new hotel, attraction of small to medium enterprises and additional housing. It proposes that new retail development should only take place following implementation of these, prioritising town centre development and avoiding out of town retail. The issue of vacancy having an adverse impact on the town is raised. It raises concerns regarding future retail development to the east of the town.	See discussion regarding Issues Raised in Relation to Fermoy in Section 2.10
Glanworth National School Board of Management	FPCD16/2660	This submission requests that the development boundary of Glanworth be extended to include the entire site boundary to Glanworth National School. It requests that the playing pitch to the rear of the school be given an amenity zoning. It states that there are plans to provide all-weather playing pitches and possible extension of school buildings on these lands.	See discussion regarding Glanworth in Section 2.13 of this document.
David Horan	FPCD16/2542	This submission refers to a site currently zoned as X-01 in Fermoy	See 'Issues Raised in Relation to Fermoy in Section 2.10 of

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		<p>town. It proposes that the site be zoned for medium to high density residential development, possibly with some commercial development. It sets out a number of points including a perceived need for residential development of this site to facilitate regeneration of the town centre and sustainable urban growth. It references the 'Report for the Commission for the Economic Development of Rural Areas' and The Heritage Council's, 'Policy Proposal for Ireland's Towns'. The submission indicates that a flood risk assessment of the site is being undertaken which will show that the flood issues on the site can be overcome.</p>	<p>this report.</p>
<p>Mackey, Jerry</p>	<p>FPCD15/2340</p>	<p>Submission seeks to have a 0.32ha site, adjoining the development boundary of Watergrasshill, included within the development boundary of Watergrasshill and zoned for residential development. The site is located to the immediate south of the development boundary.</p>	<p>See discussions regarding villages and Watergrasshill in Section 2.13 of this report.</p>
<p>McNamara, Philomena</p>	<p>FPCD16/2860</p>	<p>This submission raises concerns regarding development of the area between Shinanagh and Coleens townlands near Ballyhea, bounded by the railway and the N20. It submits that further road development would reduce the agricultural, amenity and agricultural values of the land.</p>	<p>The issues raised in this submission are noted. The submission refers to an extensive area of land much of which is outside the development boundary of Ballyhea. See discussions regarding villages and Ballyhea in section 2.13 of this report.</p>
<p>Mitchelstown Golf Club</p>	<p>FPCD16/2589</p>	<p>This submission requests that any upgrade of Ballaghaderigg Bridge is to include consideration of inclusion of a footpath across the bridge and extending as far as the golf club entrance to facilitate pedestrians &amp; patrons of the golf</p>	<p>This submission is noted. The area concerned is remote from the development boundary of Mitchelstown and the issue raised is outside the remit of LAP.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		club.	
Murphy, Cllr. Kevin	BKPCD16/2944	Concerned about condition of the road network and the impact that surface water run-off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly dealt with.	The issues raised in this submission in this submission are best dealt with through the development management process.
Murphy, Cllr. Kevin	BKPCD16/2943	Rural housing density issue needs to be addressed.	The issues raised in this submission in this submission are best dealt with through the development management process.
Neligan, Martin	FPCD16/2869	This submission seeks to have a site zoned as R-02 in the Fermoy Town Development Plan 2009 rezoned as town centre (TC-03).	See discussion in Issues Raised in relation to Fermoy in Section 2.10 of this report.
O'Brien, Maurice Gerard & Mairead	FPCD16/2414	This submission proposes the zoning of c. 90 acres /36 hectares of land, outside of and adjoining the development boundary of Mitchelstown, for Business, Enterprise, Distribution or Industry Use. The lands are located to the north of the town, fronting the R513/ Kilfinane Road.	See Issues Raised in Relation to Mitchelstown in Section 2.11 of this report.
O'Brien, Richard	FPCD16/2856	This submission states that flood waters rise to doors of housing at The Orchard in Castlelyons in heavy rainfall events. It states that housing in Castlelyons flooded during recent heavy rainfall. It submits that the Shanowenadrimina floodplains should not be developed as it would increase flooding in Castlelyons village.	See discussions regarding Villages, Castlelyons and Flooding in Section 2.5 and 2.13 of this report.
O'Callaghan, Marian	FPCD16/2861	This submission requests that a site at Skehenagh, Watergrasshill be zoned for residential development.	This site is situated over 1 km from the development boundary of Watergrasshill. It is not appropriate to zone land for development at this location.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
O'Connor, Denis and Joan	FPCD16/2804	This submission raises concerns of a significant increase in the flow and volume of water down through the Shanowen River which flows through Castlelyons due to reduction in the area of Ballyoran Bog. It requests protection from future floods.	See discussions regarding Villages, Castlelyons and Flooding in Section 2.13 and 2.5 of this report.
O'Flynn, Coleman and Kearney, John	FPCD16/2586	This submission requests that the Council consider amending its policy on renewable energy to provide that proposals for anaerobic digestion at the micro scale will be open to consideration in agricultural or green belt zones.	Council land use policy regarding renewable energy is set out in the County Development Plan 2014. A review of CDP policy is outside of the remit of the LAP.
O'Mahony, Bertie	FPCD16/2380	This submission relates to a site (c5.42ha) adjoining the development boundary of Watergrasshill. It states that the land is suitable for residential development. The site is located to the north of the development boundary, east of the R639 and between the R639 and the M8.	See discussions regarding Villages and Watergrasshill in Section 2.13 of this report.
Parish of Ballyhea	FPCD16/2404	This submission seeks a revision of the Municipal District boundary so that all of the modern parish of Ballyhea is contained within either the Fermoy or Kanturk Mallow Municipal District. It is currently split between the two. Submission notes the lack of information in respect of Ballyhea in the consultation document and seeks the formulation of principles relating to the development, amenity and cultural requirements of Ballyhea. It seeks norms in relation to development especially for land in proximity to the N78 and the railway. The issue of management of surface water on the rural road network is raised.	See discussions regarding Villages, Water Services Provision and Ballyhea in Section 2.13 of this report.
Quirke, Catherine	FPCD16/2870	This submission raises the issue of flooding near Castlelyons and in	See discussions regarding Villages, Flooding and

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		particular flooding that occurred to a home in 2014 and again in December 2015 (up to window level). It states that building on flood plains destroys houses and the people who live there.	Castlelyons in Section 2.5 and 2.13 of this report.
Roche, Stephanie	FPCD16/2848	This submission states that there was recent fluvial flooding at Castlelyons park with flood waters rising to door of housing near the river. It states that development on the floodplains of the Shanowenadrimina river will increase flooding in Castlelyons.	See discussions regarding Villages, Flooding and Castlelyons in Section 2.5 and 2.12 of this report.
Ryan, Michael	FPCD16/2779	This submission refers to a site, a substantial part of which is outside and adjoining the development boundary of Charleville and part of which is within the development boundary. It requests that the development boundary is extended to include all of the site and that the site is zoned for residential development with provision for retirement/nursing home.	See discussion in 'Issues Raised in relation to Charleville' in Section 2.12 of this report.
Sheehan, Donal	FPCD16/2413	This submission states that further zoned land is not required in Castlelyons village. It raises the issues of flooding in Castlelyons and of rural village decline. It proposes the establishment of a community cafe and suggests a site for same. It makes a number of other proposals regarding development/regeneration including development of amenity walkway and tourism initiatives. The submission notes the development potential of the Glanbia site and also the lack of progress in developing it. The submission also highlights the need to reduce our carbon footprint and protect the planet.	See discussions regarding Villages, Flooding and Castlelyons in Section 2.5 and 2.13 of this report.
Spillane, Neil	FPCD16/2845	This submission states that an area it refers to as Ballyoran Bog has	See discussions regarding Villages, Flooding and



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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>always been a flood plain and that it flooded in January 2016. It states that development in this area would risk compromising its ecosystem and would risk causing flooding to a much larger area.</p>	<p>Castlelyons in Section 2.5 and 2.13 of this report.</p>
<p>Vincentia Investments Ltd</p>	<p>FPCD16/2545</p>	<p>This submission proposes that the development boundary of Watergrasshill be extended to include a 5.7ha site adjoining the boundary. The site is located to the south of the village, west of the R639. It also proposes that the DB-01 zoning objective for Watergrasshill in the 2011 LAP be amended to facilitate the development of a higher number of dwelling units in the settlement and also a higher number of dwelling units within each individual group of units.</p>	<p>See discussions regarding Villages, and Watergrasshill in Section 2.13 of this report.</p>

### 3.2 Alphabetical List of Person / Organisations who made a submission

Table 43:2 Full list of submissions by Submitter

Name of Submitter	Submission Ref. No.
An Taisce	FPCD16/2562
Ballyhea Community Council	FPCD16/2392
Berry, Dorothy	FPCD16/2858
Bus Eireann	FPCD16/2925
Castlelyons Development	FPCD16/2854
Charleville Chamber of Commerce	FPCD16/2896
CIF (Cork Branch)	FPCD16/2927
Cork City Council	FPCD16/2912
Cork Cycling Campaign	FPCD16/2871
Clayton Love - Shipton Group	FPCD16/2440
Cronin, Paudie	FPCD16/2671
Dairygold Co-Operative Society Ltd.	FPCD16/2619
Department of Arts Heritage and Gaeltacht	FPCD16/2893
Department of Education and Skills	FPCD16/2930
Doyle, Councillor Ian Fermoy Municipal District	FPCD16/2476
Doyle, Councillor Ian Fermoy Municipal District	FPCD16/2503
Draper, Tom	FPCD16/2868
EPA	FPCD16/2920
Fermoy Enterprise Board	FPCD16/2873
Glanworth National School Board of Management	FPCD16/2660
Horan, David	FPCD16/2542
Inland Fisheries Ireland	FPCD16/2936
Irish Water	FPCD16/2787
Mackey, Jerry	FPCD15/2340
McNamara, Philomena	FPCD16/2860
Mitchelstown Golf Club	FPCD16/2589

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Name of Submitter	Submission Ref. No.
Murphy, Cllr. Kevin	BKPCD16/2944
Murphy, Cllr. Kevin	BKPCD16/2943
Neligan, Martin	FPCD16/2869
NTA	FPCD16/2922
O'Brien, Maurice Gerard & Mairead	FPCD16/2414
O'Brien, Richard	FPCD16/2856
O'Callaghan, Marian	FPCD16/2861
O'Connor, Denis and Joan	FPCD16/2804
O'Flynn, Colman and Kearney, John	FPCD16/2586
O'Mahony, Bertie	FPCD16/2380
OPW	FPCD16/2923
Parish of Ballyhea	FPCD16/2404
Planning and Strategic Development SPC	FPCD16/2938
Quirke, Catherine	FPCD16/2870
Roche, Stephanie	FPCD16/2848
Ryan, Michael	FPCD16/2779
Sheehan, Donal	FPCD16/2413
Spillane, Neil	FPCD16/2845
TII	FPCD16/2454
Vincentia Investments Ltd	FPCD16/2545

### 3.3 Full list of submissions by Submission Reference Number.

**Table 3:3 Full list of submissions by Submission Reference Number**

Submission Reference No.	Name of Submitter
BKPCD/2944	Cllr. Kevin Murphy
BKPCD16/2943	Cllr. Kevin Murphy
FPCD15/2340	Jerry Mackey
FPCD16/2380	Bertie O'Mahony
FPCD16/2392	Ballyhea Community Council
FPCD16/2404	Parish of Ballyhea
FPCD16/2413	Donal Sheehan
FPCD16/2414	Maurice Gerard O'Brien & Mairead O'Brien
FPCD16/2440	Clayton Love - Shipton Group
FPCD16/2454	TII
FPCD16/2476	Councillor Ian Doyle Fermoy Municipal District
FPCD16/2503	Councillor Ian Doyle Fermoy Municipal District
FPCD16/2542	David Horan
FPCD16/2545	Vincentia Investments Ltd
FPCD16/2562	An Taisce
FPCD16/2586	Colman O'Flynn and John Kearney
FPCD16/2589	Mitchelstown Golf Club
FPCD16/2619	Dairygold Co-operative Society Ltd.
FPCD16/2660	Glanworth National School Board of Management
FPCD16/2671	Paudie Cronin
FPCD16/2779	Michael Ryan
FPCD16/2787	Irish Water
FPCD16/2804	Denis and Joan O Connor
FPCD16/2845	Neil Spillane
FPCD16/2848	Stephanie Roche

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Submission Reference No.	Name of Submitter
FPCD16/2854	Castlelyons Development
FPCD16/2856	Richard O'Brien
FPCD16/2858	Dorothy Berry
FPCD16/2860	Philomena McNamara
FPCD16/2861	Marian O'Callaghan
FPCD16/2868	Tom Draper
FPCD16/2869	Martin Neligan
FPCD16/2870	Catherine Quirke
FPCD16/2871	Cork Cycling Campaign
FPCD16/2873	Fermoy Enterprise Board
FPCD16/2893	Department of Arts Heritage and Gaeltacht
FPCD16/2896	Charleville Chamber of Commerce
FPCD16/2912	Cork City Council
FPCD16/2920	EPA
FPCD16/2922	NTA
FPCD16/2923	OPW
FPCD16/2925	Bus Eireann
FPCD16/2927	CIF (Cork Branch)
FPCD16/2930	Department of Education and Skills
FPCD16/2936	Inland Fisheries Ireland
FPCD16/2938	Planning and Strategic Development SPC

**3.4 List of Prescribed Bodies Authorities / other Bodies notified about the Review Process.**

**Table 3:4 List of Prescribed Bodies/ Authorities**

Prescribed Authorities
A/Municipal District Officer – Kanturk/Mallow
An Bord Pleanála
An Taisce- The National Trust for Ireland
Bus Eireann
Copyright Unit, Dublin City University Library
Copyright Unit, University College Cork Library
Cork City Council
Department of Arts, Heritage & Gaeltacht Affairs
Department of Children and Youth Affairs
Department of Communications, Energy & Natural Resources
Department of Environment, Community & Local Government
Department of the Taoiseach
Dublin Airport Authority
EirGrid
Electricity Supply Board
Environmental Protection Agency
ESB
Fáilte Eireann
Gas Networks Ireland
Health and Safety Authority
Health Service Executive
Inland Fisheries Board
Irish Copyright Agency

**Prescribed Authorities**

Irish Water

Kerry County Council

Legal Deposit Section, Acquisitions Department, , The Library, University of Limerick

Limerick County Council

Minister for Agriculture, Food & Marine

Minister for Communications

Minister for Defence

Minister for Education and Skills

Minister for Finance

Minister for Foreign Affairs & Trade

Minister for Health

Minister for Jobs, Enterprise and Innovation

Minister for Justice and Equality

Minister for Public Expenditure & Reform

Minister for Transport, Tourism & Sport

Municipal District Officer – Ballincollig/Carrigaline

Municipal District Officer – Bandon/Kinsale

Municipal District Officer – Blarney/Macroom

Municipal District Officer – Cobh

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office

**Prescribed Authorities**

National Transport Authority

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council





