



# Cork County Development Plan Review Proposed Amendments to the Draft Cork County Development Plan 2013

• 21<sup>st</sup> August 2014





**Cork County Development Plan Review  
Proposed Amendments to the  
Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**



### Proposed Amendments to the Draft Development Plan

This document sets out the proposed material amendments to the Draft Cork County Development Plan as published by the County Council on the 9<sup>th</sup> of December 2013. The proposed amendments have come about following detailed consideration of the submissions and observations received from members of the public and the deliberations of the County Council concerning the plan.

Section 12 of the Planning & Development Act 2000 (as amended) obliges the County Council to make the proposed amendments to the draft development plan available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. **This period will commence on Thursday 21<sup>st</sup> August 2014 and will last until 4.00 p.m. on Thursday the 2nd October 2014.** In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

The preparation of the “Proposed Amendment” document is an important part of the process that the Council has followed in order to meet the requirements for the review of a County Development Plan as set out in the Planning and Development Acts.

It is important to remember that in making the plan, the members of Council must confine themselves to considering the issues of proper planning and sustainable development.

In addition to the material changes detailed in this document, a number of non material changes relating to the procedural and factual content will be included in the plan before it is finalised. This document should be read in conjunction with the public consultation draft of the plan as published in December 2013, the SEA Environmental Report and the Habitats Directive Assessment Report.

This “Proposed Amendments” document sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a chapter basis indicating the origins of the change, relevant submissions, a description of the change and the text of the proposed change. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**. Where the proposed change specifically involves an amendment to Volume 2 “Heritage and Amenity” and/or Volume 4 “Detailed Maps” it is clearly highlighted in the “List of Changes” table below.

It should also be noted that these Proposed Amendments address the recommendations set out in the Strategic Environmental Assessment Environment Report and the Natura Impact Report published alongside the Draft County Development Plan in December 2013. Appendix A “Response to Environmental Reports Recommendations on Draft Cork County Development Plan, 2013” shows how each recommendation from these reports was addressed including where appropriate the Proposed Change Number.

All the proposed amendments have been subject to Strategic Environmental Assessment and Appropriate Assessment under Habitats Directive Assessment. The Addendum to the SEA Environmental Report and the Habitats Directive Assessment Report on the proposed amendments are available in electronic form only on the Draft CDP web page accessible online at [www.corkcoco.ie](http://www.corkcoco.ie) at all times. Submissions and observations are also invited in relation to these documents.



The proposed amendments include a number of map changes which are shown in the Proposed Amendments document and/or on the Draft CDP Map Browser available on the Draft CDP Web page as follows;

- Revised Wind Energy Strategy Map (Proposed Amendments Document and Online Draft CDP Map Browser) (Proposed Change No. 9.7 )
- Proposed Architectural Conservation Area for Blarney (Proposed Amendments Documents and Online Draft CDP Map Browser) (Proposed Change No. 12.3 )
- Revised Architectural Conservation Area in Mitchelstown (Proposed Amendments Documents and Online Draft CDP Map Browser) (Proposed Change No.12.4 to 12.26)
- Proposed Additions to the Record of Protected Structures (RPS) (Online Draft CDP Map Browser) (Proposed Change No. 12.27)

**Submissions on this Proposed Amendment document may be made in either of the following two ways:**

Make a formal written submission to:

**The Senior Planner  
Planning Policy Unit  
Cork County Council  
Floor 13  
County Hall  
Cork**

**Or**

**On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided**

All such submissions lodged within the above period will be taken into consideration prior to the making of the new County Development Plan. Cork County Council cannot accept email submissions. It is important to note that submissions and observations made on foot of this amendment should be concerned with the changes included in the amendment only. Submissions or observations should quote the relevant paragraph / proposed change number referred to in the amendment document(s).

**Please note that the closing date for submissions is 4.00 p.m. on Thursday the 2<sup>nd</sup> October 2014.**



The policies contained in the Draft Plan particularly relating to the new approach to Housing Density will lead to a consequential amendments to the 10 Electoral Area Local Area Plans. This separate amendment process including public consultation will be carried out in parallel with the final stages of the County Development Plan review with a view to adopting the amendments to the Electoral Area Local Area Plans at the same time as the new Cork County Development Plan. The Planning Authority will be inviting submissions from the public on these amendments from the 21<sup>st</sup> August 2014 to the 2<sup>nd</sup> October 2014.

The text of these amendments are not included in this document but are contained in a separate document “Proposed Amendments to Electoral Area Local Area Plans-21<sup>st</sup> August 2014.



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Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**



**List of Changes to Volume One: Main Policy Material, Volume 2 Heritage and Amenity and Volume 4 Detailed Maps**

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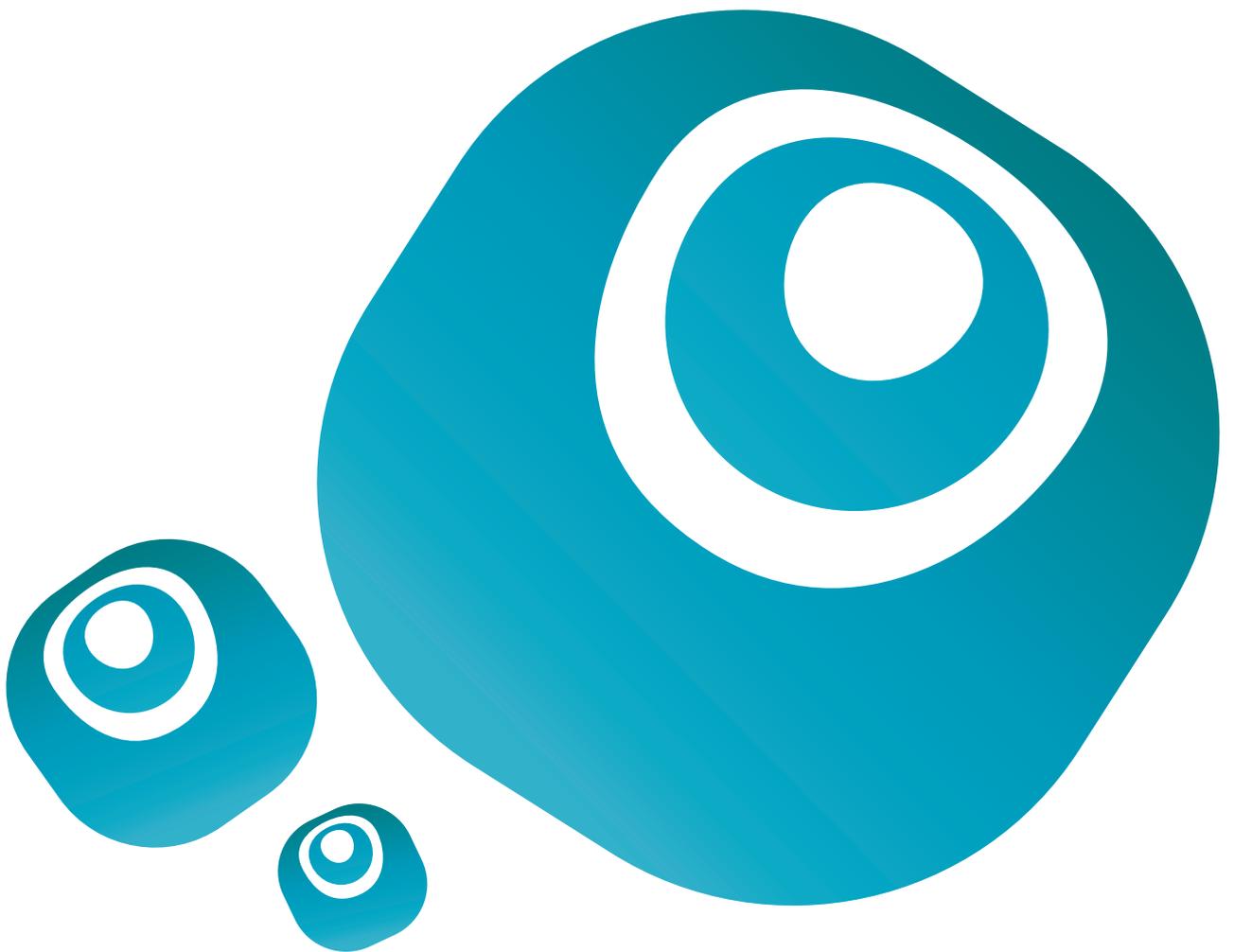


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# Chapter Two

# Core Strategy





## PROPOSED CHANGE NO. 2.1

### ADDITIONAL TEXT TO INCLUDE REFERENCE TO THE DUBLIN AIRPORT AUTHORITY

#### ORIGIN OF CHANGE

This change is required to following a request from the DAA (Dublin Airport Authority) to include an additional point for aviation under the transport and infrastructure heading of the Core Strategy.

#### RELEVANT SUBMISSIONS

1790

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to bullet point Transport and Infrastructure after paragraph 2.1.3 as follows:

Transport and Infrastructure – The need to combine the emerging spatial patterns for the Cork region, arising from implementation of Government Policy with the key requirement of the other infrastructure providers (Irish Water, National Transport Authority, National Roads Authority, **and the Dublin Airport Authority** to create a plan that is capable of delivering sustainable growth; and

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.2

### PROVIDE FURTHER SUPPORT FOR THE PROTECTION OF THE ENVIRONMENT AND THE MAINTENANCE AND IMPROVEMENT OF BIODIVERSITY

#### ORIGIN OF CHANGE

This change is required to address issues raised by the Environmental Protection Agency, and to address issues emerging from the Environment report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852, 1781

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert an additional bullet point after paragraph 2.1.3 as follows:

**Environment- National Policy requires biodiversity to be considered as part of decision making and for biodiversity loss to be reduced and for substantial recovery to be achieved by 2020. This plan seeks to ensure a balance between protection of the environment including the maintenance and improvement of water quality and biodiversity and meeting the development needs of the County in accordance with relevant environmental legislation and guidance such as the Water Framework, Floods, Habitats and Birds Directives, Our Sustainable Future – a Framework for Sustainable Development in Ireland (DECLG, 2012), the National Biodiversity Plan and the National Climate Change Strategy.**

- 2) It is proposed to make a change to the draft plan to insert an additional bullet point after paragraph 2.1.7 as follows:

**Protection of the environment including the protection, restoration and enhancement of water and biodiversity resources.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.3

### CORE STRATEGY TABLES AND SUPPORTING TEXT PROVIDING MORE BACKGROUND DETAIL AND CLARIFICATION

#### ORIGIN OF CHANGE

This change is required to address a number of queries concerning the supply of land identified in the Draft CDP and its ability to meet the demand for housing over the plan period. In addition, further clarification was required to decide on the scale, phasing and location of new development in the LAPs and how it is intended to deal with the shortfall / excess in the amount of zoned land.

#### RELEVANT SUBMISSIONS INCLUDE THE FOLLOWING

1775, 1785, 1842, 1920, 1888, 1875, 1826, 1830, 1909, 1719, 1912, 1829, 1774,  
1813, 1731, Planning SPA Submission

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to delete paragraphs 2.2.2 – 2.2.5 and replace with new paragraphs as follows;

~~The need to adjust the County's population targets<sup>1</sup> has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.~~

~~All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice).~~

~~Also, the rate of rural housing development in some locations threatens to undermine the settlement network and this plan sets out to provide improved controls for this type of development focussing on the needs of rural communities.~~

~~Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed~~

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



tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.

### Population Targets, Land Supply and Housing Requirements

During the second quarter of 2014 two new National Policy Documents were published concerning land supply and housing requirements. The first, “Housing Supply Requirements in Ireland’s Urban Settlements 2014 – 2018” was prepared on behalf of the Housing Agency (April 2014). It is important to note that the study does not consider delivery-side aspects. Therefore, the study does not address any issue of ‘pent up’ housing demand. On this basis, all projected figures should be viewed as a minimum requirement for that year. The Minimum Housing Requirement over the Projected Period (2014-2018) for Metropolitan Cork identified in this report (including Cork City) is 6,433 units. We estimate the County Council’s housing land supply could yield 7,838 units for that period.

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

### Residential Land Supply

It is a key role of the Plan to regulate the supply of land for housing so that it is closely aligned to the population targets. In establishing the number of housing units required to achieve the population targets discussed in the previous section, it was necessary to calculate the “Total New Households Required 2011-2022” figure. These were based on the current average household size for County Cork of 2.8, (Census 2011) and the predicted average household size in 2022 of 2.41 (Regional Planning Guidelines 2010).

Following that, the “New Units Required 2011-2022” figure was calculated. This calculation is based on the level of vacancy and frictional losses in the market. The Regional Planning Guidelines (2010) point to these issues including the downturn in the economy and the re-adjustment of the housing market leading to a lower houses to household conversion rate of 1.15 (previously it had been 1.3).

The Council also took account of all unfinished (vacant) units across the county based on the Unfinished Housing Estates data produced by the Department of the Environment (2011) to



coincide with the baseline year for the plan's data. This figure was subtracted from the new units required figure for each main settlement and also for the smaller settlements, generating the "New Units Required 2011-2022" figure overall as set out below in Table 2.2 and for each individual settlement as set out in Appendix A.

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

In establishing the net residential land supply currently zoned and available in each of the settlements as set out in the local area plans, the Housing Land Availability Study 2012 data was used.

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

It is also important to note that the amount of housing land required was identified in hectares (ha) for the main settlements, as number of residential units in each of the smaller settlements throughout the county and as an indicative figure for rural housing based on recent trends identified during the preparation of the Rural Housing Background paper (published in November 2012).

In order to ensure that each settlement had an adequate land supply, the "Net ha Estimated Requirement" was subtracted from the "Net Residential Area Zoned". This yielded an estimated Strategic Land Reserve which is also identified in Table 2.2, for each Strategic Planning Area.

### **Strategic Land Reserve**

It is important given the uncertainties and particular constraints on individual settlements that the amount of land within the strategic land reserve is considered at a Strategic Planning Area level and not at an individual (main settlement level). The detailed breakdown of Strategic Land Reserves will be considered further in the next local area plan review. The purpose of the Strategic Land Reserve is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are not delivered and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, because of constraints primarily in water services, but also in road and transportation infrastructure.

The following paragraphs outline the approach that could be taken to the strategic land reserves in the different strategic planning areas during the preparation of the 2017 Local Area Plans.



### **The Cork Gateway – County Metropolitan Strategic Planning Area**

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

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

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

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

In order to offset the risk of a major parcel of zoned land failing to commence development or the continuation of low levels of development activity in the city docklands and other sites, it is estimated that a strategic reserve a minimum of 360 ha (which would include the current 153ha strategic reserve identified in Table 2.2 below) should be provided for in the next review of the local area plans covering the Metropolitan Cork Strategic Planning Area.

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

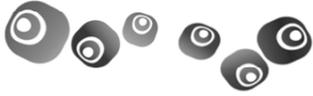
### **Greater Cork Ring Strategic Planning Area**

The need to adjust the County's population targets<sup>2</sup> has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.

All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards,

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<sup>2</sup> It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice).

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

### West and North Cork Strategic Planning Areas

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

Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.



**Table 2.2: Summary of Population, Households and Net New Houses for County  
Cork 2022**

Strategic Planning Area	Census 2011	Housing Requirement			Housing Supply			Estimated Strategic Land Reserve (2011 LAPs)
		Adjusted Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net ha Estimated Requirement (ha)	Net Residential area zoned in 2011 LAPs and various TCP <sup>3</sup>	Total Units	
County Metropolitan [Main Settlements]	117,520	160,141	24,478	27,235	<b>1,089 ha</b>	1241.94 ha	32,811	<b>153 ha</b>
County Metropolitan [Rural Areas]	52,989	53,750	3,378	3,803		0 ha	3,809 <sup>4</sup>	
Greater Cork Ring [Main Settlements]	41,300	54,727	7,959	8,601	<b>431 ha</b>	705.63 ha	14,323	<b>275 ha</b>
Greater Cork Ring [Rural Areas]	77,118	77,155	4,472	4,805		0 ha	5,661 <sup>5</sup>	
North Cork [Main Settlements]	13,093	17,117	2,426	2,615	<b>147 ha</b>	261.50 ha	4,048	<b>116 ha</b>
North Cork [Rural Areas]	37,405	38,895	2,780	3,074		0 ha	3,094 <sup>6</sup>	
West Cork [Main Settlements]	13,894	19,900	3,295	3,742	<b>207 ha</b>	360.90 ha	5,534	<b>154 ha</b>

<sup>3</sup> This figure is based on the HLAS 2012 which analysed each residentially zoned site with the main settlements based on the density set out in the local area plans.

<sup>4</sup> 3,809 comprises 2137 for villages & 1672 for Rural Areas.

<sup>5</sup> 5,661 comprises 3231 for villages & 2430 for Rural Areas.

<sup>6</sup> 3,094 comprises 1,384 for villages & 1,710 for Rural Areas.



**Table 2.2: Summary of Population, Households and Net New Houses for County  
Cork 2022**

		Housing Requirement				Housing Supply		
Strategic Planning Area	Census 2011	Adjusted Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net ha Estimated Requirement (ha)	Net Residential area zoned in 2011 LAPs and various TCP <sup>3</sup>	Total Units	Estimated Strategic Land Reserve (2011 LAPs)
West Cork [Rural Areas]	46,483	48,937	3,705	4,130		0 ha	4,182 <sup>7</sup>	
<b>Total Cork County</b>	<b>399,802</b>	<b>470,622</b>	<b>52,493</b>	<b>58,005</b>	<b>1,874 ha</b>	<b>2,569.97ha</b>	<b>73,462</b>	<b>698 ha</b>

**[Note: The final plan will provide a link to the following tables which will form an Appendix to the plan.]**

3. Replace Appendix A tables A1, A2, A3 and A4 with the following tables:

<sup>7</sup> 4,182 comprises 2,167 for villages & 2,015 for Rural Areas.

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

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net ha Estimated Requirement	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>											
Cork North Environs	6,692	10,719	2,058	2,281	91	143.8	3,371				
Monard	0	3,619	1,502	1,727	69	170.0	5,000				
Glanmire	8,924	10,585	1,205	1,320	53	57.7	1,321				
Blarney	2,437	7,533	2,255	2,566	103	92.0	2,792				
Cork South Environs	32,635	31,308	1,336	1,284	51	93.0	1,285				
Carrigaline*	14,775	17,870	2,138	2,422	97	90.8	2,423				
Passage West*	5,790	6,965	822	925	37	33.9	929				
Ballincollig	17,368	23,805	3,675	4033	161	170.3	4872				
Midleton	12,001	21,576	4,667	5,243	210	190.1	5,255				
Carrigwohill****	4,551	11,618	3,195	3,656	146	127.8	3,656				
Cobh*	12,347	14,543	1,625	1,778	71	72.53	1,907				
<b>Total Main Towns</b>	117,520	160,141	24,478	27,235	1,089	1241.94	32,811	--		--	
<b>Total Villages and Rural</b>	52,989	53,750	3,378	3,803	--	--	3,809*	--		--	
<b>Total County Metropolitan</b>	170,509	213,891	27,856	31,038	1,089	1241.94	36,620	--		--	

**Estimated Strategic Land Reserve (2011 LAPs) for this Strategic Planning Area is 153 Ha**

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

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

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

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

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

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

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

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



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**21<sup>st</sup> August,  
2014**

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

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net ha Estimated Requirement	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>											
<b>Bandon</b>	6,640	7,765	851	892	45	91.84	1,766				
<b>Fermoy***</b>	6,489	7,589	831	938	47	94.56	1,601				
<b>Kinsale</b>	4,893	5,722	627	714	36	39.80	856				
<b>Macroom</b>	3,879	4,536	497	468	23	60.9	1,184				
<b>Mallow***</b>	11,605	20,000	4,154	4,552	228	339.93	6,961				
<b>Youghal</b>	7,794	9,115	999	1,037	52	78.60	1,955				
<b>Total Main Towns</b>	41,300	54,727	7,959	8,601	431	705.63	14,323	--		--	
<b>Total Villages and Rural</b>	77,118	77,155	4,472	4,805	--	N/A	5,661*	--		--	
<b>Total Greater Cork Ring</b>	118,418	131,882	12,431	13,406	431	705.63	19,984	--		--	

**Estimated Strategic Land Reserve (2011 LAPs) for this Strategic Planning Area is 275 Ha**

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

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

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

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

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

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

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

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

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

**Estimated Strategic Land Reserve (2011 LAPs) for this Strategic Planning Area is 116 Ha**

\*This figure 3,094 comprises 1,384 for Villages and 1,710 for Rural areas.

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

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

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

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

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

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

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

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

Estimated Strategic Land Reserve (2011 LAPs) for this Strategic Planning Area is 154 Ha

\*This figure 4,182 comprises 2,167 for Villages and 2,015 for Rural areas.

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



## PROPOSED CHANGE NO. 2.4

### NEW TEXT REGARDING POPULATION GROWTH TARGETS FOR SENSITIVE WATER CATCHMENTS AND INFRASTRUCTURE PRIORITIES

#### ORIGIN OF CHANGE

This change has come from the recommendations of the Natura Impact Report and also from a number of submissions requesting that this issue be identified in the plan.

#### RELEVANT SUBMISSIONS

1922, 1781, NIR

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to delete paragraphs 2.2.6 – 2.2.8 under the heading Serviced/Available Land Supply Transport and Water Services Strategic Policy and replace with new paragraphs as follows;

~~It is a key role of the CDP to regulate the supply of land for housing so that it is closely aligned to the population targets. In Cork, land is identified in the Local Area Plans so this plan's framework will be used to regulate their review in coming years. There is a sufficient supply of development land already identified in Local Area Plans capable of delivering the housing that would be required by the target population and further provision in any LAP review after the adoption of this plan is unlikely to be necessary.~~

~~The critical issue in securing this level of development in the coming decade concerns the delivery of essential transport and water services infrastructure and attention should, in the first instance, be on the delivery of infrastructure to service the existing zoned land supply. Chapter 11 Water Services and Waste sets out detailed policies and objectives to address this issue.~~

~~The priorities and phasing proposals for the delivery of the Core Strategy are set out in Chapter 15 Putting this plan into Practice. Table 15.1 identifies the major development projects within the Cork 'Gateway' area and prioritises the delivery of these according to likely progress in the delivery of critical infrastructure. The prioritisation of planned development for the settlements elsewhere in the County will be determined in Local Area Plans.~~

#### **Transport and Water Services Strategic Policy**

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



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

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

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

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

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

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.5

### AMENDMENT TO OBJECTIVE CS 4-1(D)

#### ORIGIN OF CHANGE

This change has come from the recommendations of the Natura Impact Report and also from a number of submissions requesting that this issue be identified in the plan.

#### RELEVANT SUBMISSIONS

1922, 1781, NIR

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to CS 4-1 (d) as follows;

‘In the Cork Harbour area generally, to protect and enhance the area’s natural and built heritage, and establish a sustainable balance between competing land-users to maximise the areas overall contribution to Metropolitan Cork, **while protecting the environmental resources of the Harbour.**’

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.6

### PROVIDE SUPPORT FOR THE EXTENSION OF THE LEE FIELDS TO BALLINCOLLIG REGIONAL PARK

#### ORIGIN OF CHANGE

This change is required to address issues raised by the Environmental Protection Agency, and to address issues emerging from the Environment report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1917

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert an additional point to objective CS 4-1: Metropolitan Cork Strategy Planning Area as follows:

**Support the 'extension of the Lee Fields to Ballincollig Regional Park'.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.7

### AMENDMENT TO OBJECTIVE CS 4-2(A)

#### ORIGIN OF CHANGE

This change has come from the recommendations of the Natura Impact Report and also from a number of submissions requesting that this issue be identified in the plan.

#### RELEVANT SUBMISSIONS

1922, 1781, NIR

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to CS 4-2 (a) as follows:

‘Recognise the importance of the role to be played by Mallow as a Hub Town in the Implementation of the National Spatial Strategy, and the Atlantic gateways Initiative **to** focus growth in North Cork; to promote its sustainable development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; **and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.**’

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.8

### AMENDMENT TO OBJECTIVE CS 4-4(A)

#### ORIGIN OF CHANGE

This change has come from the recommendations of the Natura Impact Report and also from a number of submissions requesting that this issue be identified in the plan.

#### RELEVANT SUBMISSIONS

1922, 1781, NIR
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#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to Objective CS 4-4 (a) as follows;

Recognise the importance of the role played by Clonakilty as a 'West Cork Strategic Employment Centre' to promote its development as a major centre of employment and population where there is a high standard of access to educations and cultural facilities, **and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.9

### PROVIDE ADDITIONAL TEXT TO RECOGNISE THE ROLE PLAYED BY CASTLETOWNBERE

#### ORIGIN OF CHANGE

This change is required to address issues raised by the Environmental Protection Agency, and to address issues emerging from the Environment report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to Objective CS 4-4: The West Cork Strategic Planning Area part as follows;

Recognise the role to be played by Castletownbere and its deep-water port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities **subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.10

### ADDITIONAL TEXT TO REFERENCE THE IMPORTANT ROLE OF THE NATIONAL ROAD NETWORK AND CORK AIRPORT

#### ORIGIN OF CHANGE

This change is required following a request from the NRA (National Roads Authority) and the DAA (Dublin Airport Authority) to include additional text and reference to reflect the important role of the national road network and Cork International Airport.

#### RELEVANT SUBMISSIONS

1742, 1790

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to paragraph 2.5.16 as follows;

The following Figure 2.7 sets out the key elements of the Core Strategy and presents them on one diagrammatic map. It draws together the strategic infrastructural assets of the County **including the National Road Network and Cork International Airport which play an important role in the economic development of the Cork Region. It also sets out the Settlement Hierarchy and also presents the rural area types which are also set out in this plan.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 2.11

### PROVIDE ADDITIONAL INFORMATION REGARDING THE PRIORITISATION OF DEVELOPMENT IN THE METROPOLITAN CORK GATEWAY

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

N/A

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to add an additional point to objective CS 4-1: Metropolitan Cork Strategy Planning Area as follows:

**In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritised in the following locations, Carrigaline (Shannon Park), Midleton (Waterrock) and Carrigtwohill (North of the Railway), Ballincollig (Maglin), North Environs (Ballyvolane), Glanmire (Dunkettle), Blarney (Stoneview), Monard and Cobh. Details of the proposed development will be set out in Master Plan studies and Local Area Plans as appropriate.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**Cork County Development Plan Review  
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**21<sup>st</sup> August,  
2014**

# Chapter Three

# Housing





## PROPOSED CHANGE NO. 3.1

### CLARIFICATION OF COUNCILS RESPONSIBILITIES REGARDING LAND SUPPLY

#### ORIGIN OF CHANGE

This change is required to address a point of clarification raised internally.

#### RELEVANT SUBMISSIONS

N/A
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#### PROPOSED CHANGE

1 It is proposed to make a change to the draft plan to delete paragraph Para 3.2.4 and replace as follows:

~~The Council's main responsibility will be to support the construction industry by prioritising the provision of critical infrastructure so that a sufficient amount of land is zoned and adequately serviced in order to meet future housing demand particularly in the Cork Gateway and the Mallow 'Hub' Town. See Chapter 15 Putting this Plan into Practice.~~

**'The Council's responsibility will be to support all of the key stakeholders in the housing sector by prioritising the provision of critical infrastructure so that a sufficient amount of land is zoned and adequately serviced in order to meet future housing demand particularly in the Cork Gateway and the Mallow 'Hub' town. See Chapter 15 Putting this Plan into Practice'**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 3.2

### CLARIFICATION OF OBJECTIVE HOU 3-1 (C)

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1922

#### PROPOSED CHANGE

- 1 It is proposed to make a change to the draft plan to delete part (c) of objective HOU 3-1 Sustainable Residential Communities and replace with the following text:

~~(c) Ensure that footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation.~~

**(c) Following the approach in chapter 10 of this plan, ensure that urban footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in tandem with the occupation.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 3.3

### CLARIFICATION REGARDING RESERVED LAND FOR SOCIAL HOUSING

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1775, 1842

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete Objective ZU 2-3: "Housing Strategy and Development Boundaries" and amend Objective HOU 5-1: "Reserved Land for Social Housing" as follows:

#### ~~County Development Plan Objective~~

#### ~~ZU 2-3: Housing Strategy and Development Boundaries~~

~~Part V of the Planning and Development Acts applies to land zoned in Local Area Plans for residential or mixed-uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective) is deemed to be zoned for residential or mixed uses (including residential) for the purposes of part V of the Planning and Development Acts.~~

#### County Development Plan Objective

#### HOU 5-1: Reserved Land for Social Housing

Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, **including all land for a settlement identified in a local area plan** will require 14% of all new residential developments to be ~~reserved~~ **made available** for social housing in accordance with the principles, policies and programmes for action set out in the Joint Housing Strategy.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 3.4

### URBAN DESIGN AND TRAFFIC CALMING

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

N/A

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to 3.3.5 as follows:
  - Roads **including traffic calming measures** and parking areas are considered as an integral landscaped element in the design of the public realm.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 3.5

### DESIGN MANUAL FOR URBAN ROADS

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

N/A

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert text to Objective HOU 3-2: Urban Design as follows:
  - (d) **Require developers to take account of the Design Manual for Urban Roads and Streets (DMURS).**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 3.6

### TEXT ON SOCIAL HOUSING

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

N/A
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text in relation to Social Housing in Paragraph 3.5.2 of the Draft Plan as follows:

The participating Cork Local Authorities intend to meet their social housing requirement from a combination of all of the options set out above having regard to the national guidance on this issue as it emerges over the life time of the plan. ~~It is likely that the various social leasing schemes will become increasingly more attractive in the immediate future.~~ It is clear that the authorities will have to look at all sources of supply from vacant and unfinished estates, unsold affordable units, the occupation of remaining own-build units and the turnaround on casual vacancies and long-term voids. ~~as key areas to focus on, in the absence of new build or unit acquisition.~~

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**Cork County Development Plan Review  
Proposed Amendments to the  
Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**

# Chapter Four

# Rural, Coastal and Islands





## PROPOSED CHANGE NO. 4.1

### STRENGTHEN AND SUSTAIN VIBRANT RURAL COMMUNITIES

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1744, 1745, 1746, 1747, 1748, 1749, 1752, 1754, 1755, 1756, 1760, 1764, 1765, 1791, 1801, 1803, 1807, 1808, 1812 and Planning SPC Submission.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to paragraph 4.1.2 as follows:

Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy **to strengthen and sustain vibrant rural communities**. The special land use requirements of agricultural areas and the open countryside should also be accommodated;

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.2

### STRUCTURALLY WEAKER RURAL AREA

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852, 1922
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and replace the following text in paragraph 4.3.10 as follows:

#### **Structurally Weaker Rural Area**

These less populated rural parts of the North West of the County exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure ~~and generally lower levels of environmental sensitivity~~. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. **Parts of this rural area are environmentally sensitive; in particular the areas associated with nature conservation designations and sensitive water catchments, where protection of very high standards of water quality is important.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.3

### CATEGORIES OF RURAL GENERATED HOUSING NEED

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1721, 1732, 1744, 1745, 1746, 1747, 1748, 1749, 1752, 1753, 1754, 1755, 1756, 1760, 1764, 1765, 1779, 1782, 1783, 1791, 1793, 1794, 1801, 1803, 1804, 1807, 1808, 1811, 1812, 1813, 1826, 1830, 1834, 1835, 1842, 1853, 1875, 1912, 1922, 1925 and Planning SPC Submission.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and replace the following text in Section 4.4 as follows:

#### **Categories of Rural Generated Housing Need**

This section sets out the policies for rural housing in the six different rural area types in County Cork. These areas are identified in Figure 4-1 and can also be viewed in detail on the Council's Draft County Development Plan Map browser [www.corkcoco.ie](http://www.corkcoco.ie) where applicant's can determine which rural housing policy area is applicable to an individual site, if that is not clear from Figure 4-1. **The policies in this section only apply to rural parts of the County outside defined development boundaries.**

This plan recognises the positive benefits for rural areas to sustain **and strengthen the vibrancy of** rural communities by allowing ~~persons (who have not previously owned a dwelling) to build their first owner-occupied home in their 'local rural area' on suitable sites~~ **qualifying applicants to build a first home for their permanent occupation in a 'local rural area' to which they have strong economic or social links as defined in the following objectives RCI 4-1 to RCI 4-5.** The meaning of 'local rural area' is generally defined by reference to the townland, parish or catchment of the local rural school to which the applicant has a strong social and / or economic link.

~~However, where a 'local rural area' includes more than one rural housing policy area applicants will generally not be permitted to move from an area under less urban pressure for rural housing to an area under more urban pressure for rural housing. This will only apply where moving into the Metropolitan Cork Greenbelt or into a Town Green Belt area from the surrounding area. The following objectives in this Section will be assessed in parallel with all other policies and objectives in this plan, in particular, Section 4.6 relating to General Planning Considerations.~~



### Rural Housing Policy Area Types

County Development Plan Objective  
RCI 4-1: Metropolitan Cork Greenbelt

**Objective RCI 4-1 should be read in conjunction with Chapter 13, Section 13.8 relating to 'Prominent and Strategic Metropolitan Cork Greenbelt Areas' including Objective GI 8-1 and Figure 13-3.**

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, including their sons and daughters who wish to build ~~their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build ~~a home on the farm for their own use~~ **a first home on the farm for their permanent occupation**, where no existing dwelling is available **for their own use**. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation**.



(d) Landowners including their sons and daughters who wish to build ~~their first owner-occupied home~~ **a first home for their permanent occupation** on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In ~~exceptional~~ circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the plan (~~See Chapter 13 – Green Infrastructure and Environment Section 13.8~~).

The total number of houses within the Metropolitan Greenbelt, for which planning permission has been granted **since this plan came into operation** on a family farm or any single landholding within the rural area, will not normally exceed two.

#### County Development Plan Objective

#### RCI 4-2: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

The rural areas of the Greater Cork Area (outside Metropolitan Cork) and the Town Greenbelt areas are under significant urban pressure for rural housing. Therefore, applicants must satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

(a) Farmers, their sons and daughters ~~and/or any~~



~~persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.

- (b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Other persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**
- (e) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~a permanent owner-occupied home~~ a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.**

County Development Plan Objective  
RCI 4-3: Tourism and Rural Diversification Area

This rural area has experienced high housing



construction rates and above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. Therefore, in order to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to a particular local rural area and to recognise the significant opportunities for tourism and rural diversification that exist in this rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) ~~Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Other persons working full time in farming, forestry, inland waterway, marine related occupations or rural based sustainable tourism, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the



local rural area in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**

- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a ~~permanent owner-occupied home~~ **a first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

County Development Plan Objective  
RCI 4-4: Stronger Rural Area

These rural areas generally have stable population levels based on a traditionally strong agricultural base. Therefore, in order to recognise these characteristics and to consolidate and sustain the stability of the rural population, it is an objective that applicants shall satisfy the Planning Authority



that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) ~~Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm,~~ who wish to build ~~their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.
- (b) **Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (d) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**



(f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build ~~their first owner-occupied home~~ **a first home for their permanent occupation.**

(g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~a permanent owner-occupied home~~ **a first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

County Development Plan Objective  
RCI 4-5: Transitional Rural Area

These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing and exhibit characteristics of a weaker economic structure. Although, there are lower concentrations of population, there is a more stable population base and less evidence of persistent population decline than other parts of the County. Therefore, in order to adopt a positive approach to facilitating the genuine rural generated housing needs of the local community based on their social and / or economic links to a particular local rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

(a) Farmers, their sons and daughters ~~and/or any~~



~~persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use~~ **a first home for their permanent occupation** on the family farm.

- (b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.**
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**
- (d) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build ~~their first owner-occupied home~~ a first home for their permanent occupation.**



(g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a ~~permanent owner-occupied home~~ a **first home for their permanent occupation**, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 4.4

### RURAL BUSINESS

#### ORIGIN OF CHANGE

This change is required to clarify the intention of the policy and to avoid any uncertainty.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to RCI 4-7 as follows:

County Development Plan Objective  
RCI 4-7: Full-Time Home-Based Business  
in a Rural Area

Facilitate the housing needs of persons who can satisfy the Planning Authority of their long term commitment to operate a “bona fide” full time business from their proposed home in the rural area.

- Applicants must satisfy the Planning Authority that the business will contribute to and enhance the rural community and that the nature of their employment or business is dependent on its location within the rural area.

**and**

- The applicant must demonstrate their commitment to the proposed business through the submission of a comprehensive and professional Business Plan, and through submission of legal documentation that they have sufficient funding committed to start and operate the business.

The Planning Authority will normally regulate the



programme of development, occupancy and use of the full-time home-based business by either an appropriate planning condition and/or enforceable legal agreement.

This objective applies to all rural housing policy area types.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.5

### GENERAL PLANNING CONSIDERATIONS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1742
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to paragraph 4.6.2 as follows:

All planning applications for houses in rural areas, regardless of the personal circumstances of the applicant or whether they qualify under specific social and economic criteria, have to be tested against a range of site specific planning and sustainable development criteria. Normally, the planning and sustainable development criteria, against which an application is assessed, would include the following:

- How the proposal relates to the overall strategy, policies and objectives of the County Development Plan and any relevant Local Area Plan;
- The settlement pattern of the area and whether the proposal would give rise to a ribbon of linear roadside frontage development or **excessive concentration of development**;
- Whether the siting, design and scale of the proposal is appropriate to the surroundings (**See Chapter 12**);
- **Whether the proposal involves excessive site excavation or mounding**;
- Whether the site is in an exposed or visually sensitive location (**See Chapter 13**);
- Whether the proposal is on a dangerous or high speed stretch of road (**See Chapter 10**);
- Involves access onto a National Primary or Secondary Route (**See Chapter 10**);
- Whether any proposed vehicular entrance would endanger public safety or give rise to a traffic hazard (**See Chapter 10**);
- Whether an excessive length of roadside hedgerow or trees need to be removed to provide an entrance (**See Chapter 12**);
- Whether the proposal would threaten drinking water supplies because there is an over-concentration of septic tanks / treatment plants and private wells in the area (**See Chapters 11 and 13**);
- Whether there are any sewage disposal, drainage, water supply or other environmental concerns (**See Chapters 11 and 13**);



- Whether there is a risk of flooding (**See Chapter 11**);
- Whether there are any pollution or public safety concerns (**See Chapter 13**);
- Whether the proposal would unduly affect other properties in the area (**See Chapter 12**);
- Whether there are any archaeological or other natural or cultural heritage factors involved (**See Chapter 12**); and
- Whether it is in an important landscape or nature conservation area (**See Chapters 12 and 13**).

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.6

### RIBBON DEVELOPMENT

#### ORIGIN OF CHANGE

This change is required to clarify the intention of the policy and to avoid any uncertainty.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert delete text and insert additional text to paragraph 4.6.7 as follows:

“Ribbon development” is formed by the development of a row of houses along a ~~rural road~~ ~~country road in rural areas~~ outside of settlement boundaries. The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Therefore, it is the policy of the Council to discourage development which would contribute to or exacerbate ribbon development (defined by Cork County Council as five or more houses on any one side of a given 250 metres of road frontage). Intending applicants are advised to consult with the Cork Rural Design Guide in relation to site selection.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.7

### REPLACEMENT DWELLINGS AND REFURBISHMENT OF A DERELICT DWELLING

#### ORIGIN OF CHANGE

This change is required to address the need for a policy in the plan relating to the replacement of substandard habitable houses in the countryside and to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1922 and Planning SPC Submission.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after Objective RCI 7-3 and before Objective RCI 7-4 as follows:

#### **Replacement Rural Dwellings and Refurbishment of Derelict Dwellings in the Countryside**

**In circumstances involving the replacement of an existing habitable dwelling, the Planning Authority will consider proposals for the replacement or refurbishment of such a house on a case-by-case basis having regard to the requirements of other relevant policies and objectives in this plan and subject to normal planning considerations. The definition of what constitutes a house will be as described in planning legislation. The policy in relation to the refurbishment of disused or derelict dwellings in rural parts of the County is outlined in objective RCI 7-4 below.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

- 2) It is proposed to make a change to the draft plan to insert additional text to Objective RCI 7-4 as follows:



County Development Plan Objective

RCI 7-4: Refurbishment of a Derelict Dwelling

Encourage proposals for the sensitive renovation and conservation of existing disused or derelict dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this plan and provided that it satisfies the following criteria:

- The original walls must be substantially intact.
- The structure must have previously been in use as a dwelling.
- The dwelling must be physically capable of undergoing renovation / conversion without demolition.
- Where the building is derelict, a structural survey by a qualified engineer must be submitted as part of any planning application to include measures to protect the building from collapse prior to, and during, the construction works.
- The design, scale and materials used in any renovation / and or extension should be sympathetic to the character and setting of the existing dwelling.
- Mature landscape features are retained and enhanced, as appropriate.
- **No damage shall be caused to sites used by strictly protected wildlife.**

In the interests of clarity, the provisions of Objective RCI 2-2 (i.e. the 'Rural Generated Housing Need' requirement) and Objective RCI 6-4 (i.e. Occupancy Clause) will not apply except where the total or substantial demolition of the existing structure and a new dwelling is proposed.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.8

### KEY ISSUES FACING THE COASTAL ZONE OF CORK

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1852, 1918.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert the following additional text to paragraph 4.8.4 as follows:

Some of the key issues facing the coastal zone of Cork are:

- Lack of integration between regulatory bodies that control activities in the Coastal Zone;
- Greater public awareness of and involvement in environmental issues;
- Adaptation of the fishing industry to changes in the Common Fisheries Policy;
- Expansion of industries such as aquaculture which require an integrated response between land and sea;
- Adaptation and mitigation of the impacts of climate change in particular sea level rises, flooding and coastal erosion;
- Need to provide coastal protection for key social and economic assets;
- Economic decline in peripheral areas;
- Need for ongoing maintenance and upgrading of ports and facilities;
- Increased pressure for development. The results of the Rural Housing Study 2012, indicate that substantial rural housing growth has taken place in coastal parts of the County in recent years;
- Development of sustainable marine tourism opportunities;
- Exploitation of natural energy resources (i.e. Oil and Gas);
- Developing the potential of renewable energy resources in particular off shore wind and ocean energy;
- Increased pressure for development of recreational / amenity uses in coastal and marine areas **and enhanced recreational access to Cork Harbour,**
- **Impacts of flooding and coastal erosion on coastal communities.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.9

### CORK HARBOUR STUDY

#### ORIGIN OF CHANGE

This change is required to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

Natura Impact Report.
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after paragraph 4.8.17 as follows:

**There has been a significant level of development to facilitate the marine leisure sector, to defend land, and to develop other marine activities within Cork Harbour. Some of this increases human activity within or close to intertidal habitats, and reduces the area of undeveloped intertidal habitat which is available for species of birds for which the Special Protection Area (SPA) has been designated. There is a concern that any further development which increases the level of access to estuarine habitats, or reduces the area of intertidal habitat available to birds within the SPA, may be unsustainable, having regard to the potential for such development to give rise to impacts on birds. The assessment of future proposals for development which could cause increases in human activity on shoreline habitats within the Cork Harbour SPA or which could reduce the area of intertidal habitat available to birds, must take account of the overall capacity of the SPA to absorb such development, and that future development of coastal recreation facilities in the harbour should only be permitted where it is found that they can be accommodated without causing significant disturbance to sensitive species or significant damage to habitats or conservation value.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.10

### COASTAL PROTECTION

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1874.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to paragraph 4.8.19 as follows:

**New coastal protection schemes will be necessary in the future to protect coastal areas which are vulnerable to erosion.** There are two approaches to coastal protection; Soft engineering which uses ecological principles / practices which support the natural processes and Hard engineering which is defined as controlled disruption of natural processes by using manmade structures. The cost of hard engineering structures and maintenance is high and therefore is generally only used to protect high value assets. Therefore, the role that retaining and enhancing coastal habitats such as beaches, sand dunes and wetlands can play as a sustainable and cost effective alternative, needs to be recognised as a key component of coastal protection and flood management. **Measures for coastal protection should be carefully assessed to ensure they are economically and environmentally justified.** See Chapter 13 - Green Infrastructure and Environment.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.11

### ISLANDS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1922.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after paragraph 4.9.7 and to objectives RCI 9-2 and RCI 9-3 as follows:

**4.9.8 The Islands natural environment, biodiversity and heritage are one of their key resources and new development should acknowledge the environmental sensitivities of the area, with particular regard to nature conservation designations. Some islands are also used by colonies of breeding seabirds and breeding seals and these areas will require access restrictions during the breeding season.**

County Development Plan Objective  
RCI 9-2: Economic Development on the Islands

Support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands, **in a manner that is compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands.**

County Development Plan Objective  
RCI 9-3: Development Proposals on the Islands

**(a) Support sustainable development proposals that are compatible with environmental and landscape sensitivities as well as nature**



conservation designations pertaining to the islands; and that contribute to the long term economic and social development of the islands.

- (b) Prioritise development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- (c) Exclude the development of individual second homes, instead encouraging proposals for the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of objective RCI 7-4.
- (d) Ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.12

### ISLANDS IN METROPOLITAN CORK

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to paragraph 4.9.8 as follows:

#### **Islands in Metropolitan Cork**

The Midleton Electoral Area to the east of Cork City includes the islands of Haulbowline, Fota, Spike and the Great Island which includes the town of Cobh. The remaining parts of Great Island outside the town boundary are within the Metropolitan Greenbelt. Within the Midleton Electoral Area Local Area Plan, Haulbowline, Fota and Spike Island's are designated as "Other Locations". Spike Island which operated as a prison until 2004 has recently passed into the ownership of Cork County Council. This plan recognises that ~~both Haulbowline and Spike Island~~ all the Islands have significant roles to play in the future development of Cork Harbour. See also Chapter 6 - Economy and Employment and Chapter 8 - Tourism.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.13

### CHANGE TO OBJECTIVE RCI 5-7 'STRATEGIC AND EXCEPTIONAL DEVELOPMENT'

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

None

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to objective RCI 5-7: Strategic and Exceptional Development as follows:

#### County Development Plan Objective

#### RCI 5-7: Strategic and Exceptional Development

Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised. **During the lifetime of the plan consideration will be given to the establishment of a Showgrounds, and ancillary facilities, located on the Munster Agricultural Society grounds, at Curraheen.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 4.14

### INTEGRATED APPROACHES TO COASTAL ZONE MANAGEMENT

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

N/A

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the Draft Plan to insert additional text to objective RCI 8-2 (a) as follows:

**County Development Plan Objective  
RCI 8-2: Integrated Coastal Zone Management**

- (a) Support the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County **including Cork Harbour**.
- (b) Where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting integrated coastal zone management in a particular area.
- (c) Continue to work with the relevant Government Departments and other relevant stakeholders in the promotion of integrated coastal zone management.
- (d) Within Local Area Plans to identify those coastal areas that may have particular coastal zone management requirements and, where appropriate set out any requirement that may



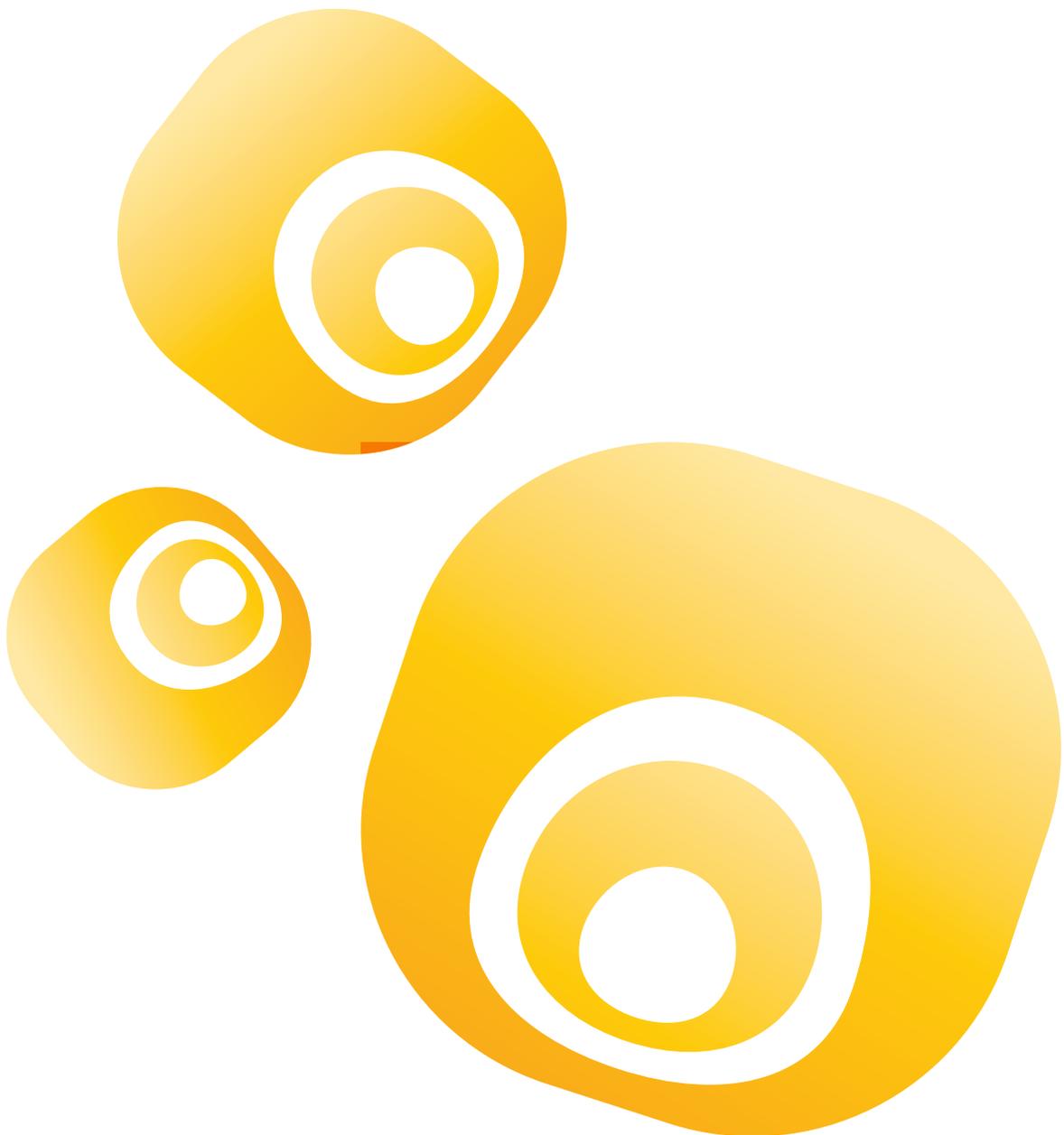
exist for special coastal management plans.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



# Chapter Five

# Social and Community





## PROPOSED CHANGE NO. 5.1

### IRELAND'S AGE FRIENDLY CITIES AND COUNTIES PROGRAMME

#### ORIGIN OF CHANGE

This change has resulted from submissions and the Planning and Development SPC Submission.

#### RELEVANT SUBMISSIONS

1773, Planning and Development SPC

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new paragraphs after paragraphs 5.7.3 as follows;

**The county is participating in Ireland's Age Friendly Cities and Counties Programme, an initiative run by the World Health Organisation to encourage an age friendly society. The age-friendly county strategy is being developed with the aim to make the county an age-friendly county with all agencies working together to promote and maintain the best possible health and well-being for older people, and to make the county a great place to grow old.**

**The age-friendly approach will also benefit those people with impaired mobility, including those with physical disabilities, parents with young children and children themselves. The plan also aims to develop life-long communities with adequate housing, transport, preservation of local retail and services, and social and outdoor facilities for all age groups.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 5.2

### OBJECTIVE SC 6-1: HEALTHCARE FACILITIES

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text to Objective SC 6-1: Healthcare Facilities as follows:

#### County Development Plan Objective

#### SC 6-1: Healthcare Facilities

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities **to all sections of the community**, at appropriate locations, with good public transport links ~~as well as access for hospital vehicles and private parking~~ and parking facilities.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.



## PROPOSED CHANGE NO. 5.3

### LINKING OF NEW OPEN SPACES WITH EXISTING SPACES TO FORM A GREEN INFRASTRUCTURE NETWORK

#### ORIGIN OF CHANGE

This change is required to address issues raised in submissions, SEA Environment Report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852, SEA ENVIRONMENT REPORT AND NATURA IMPACT REPORT

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to part (b) of Objective SC 5-2: Quality Provision of Public Open Space as follows;  
  
b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space **and promote linking of new open spaces with existing spaces to form a green infrastructure network.**
2. In addition it is intended to provide link to Green Infrastructure chapter here.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 5.4

### CROSS REFERENCE OF OBJECTIVE SC 5-5 WITH HE 2-3, GI 2-1 AND GI 3-1

#### ORIGIN OF CHANGE

This change has emerged as a result of a submission received.

#### RELEVANT SUBMISSIONS

1781
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#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to Objective 5-5 Recreation and Amenity Policy as follows;

‘Ensure the protection, and seek the enhancement and wise management of existing recreational facilities and public open space, and ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Council’s Recreation and Amenity Policy and having regard to the Council’s policy regarding the management of Green Infrastructure assets. **It is also intended that any enhancement and management of existing public open spaces and new developments will be in accordance with the Council’s policy on Biodiversity outside Protected Areas (HE 2-3), the Council’s Green Infrastructure Strategy for County Cork (GI 2-1) and Green Infrastructure – New Developments (GI 3-1).**

\* Note these objective references may change in the final plan and consequentially the references in this objective will be updated to reflect this.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 5.5

### CLARIFICATION OF PROVISION OF ANCILLARY FAMILY ACCOMMODATION (GRANNY FLATS)

#### ORIGIN OF CHANGE

This change is required to address a point of clarification raised internally.

#### RELEVANT SUBMISSIONS

N/A

#### PROPOSED CHANGE

1 It is proposed to make a change to the draft plan to amend the Sub section heading 'Provision of Ancillary Family Accommodation in Residential Areas (Granny Flats) as follows:

'Provision of Ancillary Family Accommodation in Residential Areas (Granny Flats)'

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 5.6

### CLARIFICATION REGARDING CHILDCARE FACILITIES GUIDELINES

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1785
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#### PROPOSED CHANGE

It is proposed to insert additional text to paragraph 5.3.2 as follows:

The 2001 Childcare Facility Guidelines for Planning Authorities place an emphasis on the role planning has to play in delivering childcare facilities. **In having regard to the Guidelines on Childcare Facilities for Planning Authorities, the Council will take account of existing childcare provision when considering new childcare / crèche facilities provision as part of residential development in order to avoid over provision of these facilities.** The Council is committed to working with the County Childcare Committee in developing optimum facilities at the right locations throughout the County.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



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**21<sup>st</sup> August,  
2014**

# Chapter Six

# Economy and Employment





## PROPOSED CHANGE NO. 6.1

### TABLE 6.1 'EMPLOYMENT HIERARCHY'

#### ORIGIN OF CHANGE

This change is required to address issues raised in submissions

#### RELEVANT SUBMISSIONS

1775, 1766
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#### PROPOSED CHANGE:

- 1) It is proposed to make a change to the draft plan to amend Table 6.1 "Employment Hierarchy as follows:



**Table 6.1: Employment Hierarchy**

	<b>Principal Locations</b>	<b>Overall Strategy</b>
Cork Gateway Locations & Mallow Hub Town	City Environs & Cork Airport  Ballincollig, Blarney, Carrigaline, Carrigwohill, Cobh (inc. Marino Point), Little Island, Midleton, Monard, Ringaskiddy, Whitegate, Kilbarry, Mallow South Environs including Cork Science and Innovation Park, at Curraheen	Strategic Employment Areas suitable for larger scale development at Carrigwohill, Little Island, Ringaskiddy, Kilbarry and Whitegate.  Specialised roles for Cork Airport, Cork Science and Innovation Park & Marino Point.  Seek funding and prioritise to ensure the advance provision of infrastructure.  Identify a choice of sites for large, medium & small enterprise/business/industry.
<b>Clonakilty</b>	<b>Clonakilty</b>	<b>Enhanced employment function with a regional focus Infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.</b>
Other <b>Main</b> Towns and Key Villages	Bandon, Bantry, <b>Buttevant</b> , Castletownbere, <b>Charleville</b> , <del>Clonakilty*</del> , Dunmanway, Fermoy, <b>Kanturk</b> , Kinsale, Macroom, <b>Millstreet</b> , <b>Newmarket</b> , Mitchelstown, <b>Schull</b> , Skibbereen, Youghal and Key Villages	Focus on local catchment employment.  Infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.
<b>Key Villages</b>	<b>All Key Villages</b>	<b>Focus on local catchment employment.</b>
Rural Areas		Support agriculture, fishing & food processing sectors.  Encourage rural diversification (especially tourism but also on and off farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming) and support innovation in indigenous enterprise.
*Clonakilty: Enhanced employment function with a regional focus		

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.2

### OBJECTIVE EE 4-1 STRATEGIC EMPLOYMENT AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report

#### RELEVANT SUBMISSIONS

Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to Objective EE 4-1 "Strategic Employment Areas" as follows:

Promote the development of Strategic Employment Areas suitable for large scale developments at Carrigtwohill, Kilbarry, Little Island, Ringaskiddy and Whitegate **where such development is compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour.**

Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Centres

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.3

### BOTTLEHILL LANDFILL SITE

#### ORIGIN OF CHANGE

Internal change

#### RELEVANT SUBMISSIONS

n/a

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert a new paragraph after paragraph 6.4.11 as follows:

**The Bottlehill Landfill Facility is a significant piece of existing infrastructure with scope for a specialised role in the area of integrated waste management and waste to energy (See Section 11.7 Waste)**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.4

### RELOCATION OF INDUSTRIES

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1908
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete part of paragraph 6.4.12 and insert additional text as follows:

In some circumstances, significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres. Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans. However, in cases where the zoned land is not available or clearly unsuitable for a particular industrial use, consideration may be given to more sustainable, alternative locations outside or close to the town. ~~subject to normal proper planning considerations.~~ **The Council will support the establishment and expansion of these industries, which by virtue of their unique characteristics, renders them unsuitable to be located within towns or on zoned lands, subject to normal planning considerations.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.5

### OBJECTIVE EE 4-4 INDUSTRY

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1742, Natura Impact Report

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to insert additional text to Objective EE 4-4 as follows:

#### County Development Plan Objective

##### EE 4-4: Industry

Promote the development of industry in appropriate locations through the Local Area Plans with:

- Good access for heavy goods vehicles to the National Road network without the need to travel for long distance through urban areas;
- Access to public transport and facilities for walking and cycling;
- **Generally low environmental sensitivity.**

Prioritise the provision of infrastructure to support the development of those areas identified.

Protect existing industrial development from other inappropriate development in nearby locations where this would adversely affect the industrial operation or its sustainable future development.

Protect areas of industrial development from other inappropriate development, such as residential or



'enterprise' development and retailing.

Identify a sufficient supply of land which is suitable for distribution industry development and which allows for safe and efficient access to the local and National road network in compliance with NRA guidance. **See also Objective TM 3-1: National Road Network (c) and (d).**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.6

### PARAGRAPH RE. RINGASKIDDY

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1768
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text from Paragraph 6.6.4 as follows:

In principle, Ringaskiddy will handle the container business which will use largely road based transport. Marino Point with its rail connections has significant potential to handle bulk goods which are more amenable to a rail based transport solution. Whitegate also has an important role in providing a relocation opportunity for energy related industries.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.7

### PARAGRAPH 6.6.5 ON ECONOMIC ROLE OF CORK HARBOUR

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report

#### RELEVANT SUBMISSIONS

Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to Section 6.6.5 as follows:

Cork County Council is committed to the relocation of port facilities to Ringaksiddy and Marino Point, **where this can be achieved in a manner that is compatible with environmental, landscape and nature conservation designations that pertain to the harbour area, and is in compliance with Article 6 of the Habitats Directive.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.8

### PARAGRAPH 6.6.9 ON ECONOMIC ROLE OF CORK HARBOUR

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report

#### RELEVANT SUBMISSIONS

Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Section 6.6.9 as follows:

~~However, these employment and industrial opportunities must respect the Harbours unique natural environment in order to maximise the Harbours full potential.~~ **In parallel with its economic role, the environmental, heritage and ecological values of the Harbour are very important. Developing the harbour in a sustainable manner to include the safeguarding of its key environmental and heritage resources will be critical if the full potential of the Harbour is to be realised.** It is recognised that the full potential of the harbour could best be realised through a more integrated approach to its planning and development. In this regard, the Council are currently finalising a Draft Cork Harbour Study which looks at the future development of lands around the harbour. See Chapter 4 Rural Coastal and Islands.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.9

### OBJECTIVE EE 9-1: BUSINESS DEVELOPMENT IN RURAL AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report

#### RELEVANT SUBMISSIONS

1742, Natura Impact Report

#### PROPOSED CHANGE

1. It is proposed to make a change to the draft plan to delete text and to insert additional text to Objective EE 9-1 as follows:

#### County Development Plan Objective

#### EE 9-1: Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged especially where:

- The scale and nature of the proposed new business are appropriate to the rural area, **and are in areas of low environmental sensitivity.**
- The development will enhance the strength and diversity of the local rural economy,
- The proposal will not adversely affect the character and appearance of the landscape,
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal,
- The proposal has a mobility plan for employees home to work transportation,



- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene; and
- The provision of adequate water services infrastructure.
- **Provision of a safe access to the public road network [See Objective TM 3-1: National Road Network (c) and (d)].**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 6.10

### SUPPLEMENTARY TEXT REGARDING CORK HARBOUR

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

n/a

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to objective EE 6-2 Cork Harbour as follows:

#### County Development Plan Objective

#### EE 6-2: Cork Harbour

- a) Protect lands for port related developments at Ringaskiddy.
- b) Support the upgrade of the N28 to accommodate the expansion of Ringaskiddy Port.
- c) Protect lands for port related development at Marino Point.
- d) Protect harbour side land for industrial and marine related developments dependant on access to deep water unless able to demonstrate a strong need or significant economic benefit for other such development of harbour side lands, relative to alternative sites inland.

All development will be carried out in a manner that is compatible with other Harbour activities, **taking account of residential amenity, tourism and recreation** as well as with the nature conservation values of the Cork Harbour Special Protection Area and the Great Island Channel Special Area of



Conservation.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



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**21<sup>st</sup> August,  
2014**

# Chapter Seven

# Town Centres and Retail





## PROPOSED CHANGE NO. 7.1

### TABLE 7.1 RETAIL NETWORK/HIERARCHY

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1917, 1988, 1774, 1798, 1845, 1799.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to amend Table 7.1 as follows:



**Table 7.1  
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)**

Type	Locations	General Retail Function and Policy	Objective
Metropolitan	Cork City Centre	Principal urban centre in the county and region. Centre for high order comparison shopping and functions of a specialist nature.	TCR 4-2: Recognise Cork City Centre as the primary retail centre, particularly for higher order comparison goods, and to promote and enhance Cork City Centre in order to sustain its competitiveness in line with its designation as a 'Gateway' City.
Regional	Mallow Clonakilty	Hub Towns and other towns performing an important regional retail function, particularly comparison, beyond their immediate catchment.  Convenience retail at level to support own catchment. Comparison with no upper limit provided location and other normal planning considerations are acceptable. Planned retail parks can be considered where a justification is evident and any adverse effects on the town centre can be avoided.	TCR 4-3: Support and develop the role of Mallow and Clonakilty as important retail centres in the North and West of the County while ensuring the vitality and vibrancy of their town centres is retained and enhanced.
Sub-Regional /Large Metropolitan Towns	<b>Ballincollig Carrigaline Cobh and Midleton</b>	Perform an important sub county retail role and generally include a good range of convenience provision and a <del>modest</del> <b>varied</b> provision of comparison offer. Such towns generally serve a large rural catchment. Preference for retail park developments to locate in or adjacent to the Town Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-4: Support the vitality and viability of the metropolitan towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
Sub-Regional/ Metropolitan Cork District Centres (existing and proposed)	<b>Existing:</b> <b>Blackpool Douglas Mahon Point Wilton</b>  <b>Proposed</b> <b>Ballyvolane Cork- Docklands Holyhill</b>	Districts –Established centres generally characterised by a large convenience/comparison anchor, a range of low order comparison outlets, local retail facilities, ancillary specialist convenience outlets, community and social facilities. Primarily to serve their catchments  Preference for retail park developments to locate in or adjacent to District Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-5: Support the vitality and viability of District Centres to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping, in order to protect the primacy of Cork City Centre.
Sub-Regional/ Ring Towns/ Large County Towns	<u>Ring Towns:</u> Youghal Macroom Bandon Fermoy Kinsale <u>Larger Towns:</u> Mitchelstown Charleville	Ring and Larger County Towns which generally perform important sub-county retailing functions and include some of the major retailing chains, particularly convenience. In general these have a population in excess of 5,000 or are designated as Ring Towns in consecutive plans.	TCR 4-6: Support the vitality and viability of the Ring and Larger towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.



	Skillbreen Bantry Kanturk.	Cautious approach to out-of-centre retail warehousing.	
Smaller Metropolitan Towns	Carrigtwohill Glanmire Passage West Blarney Monard	Small towns within the metropolitan area which perform an important retail role for their catchment.  Cautious approach to out of centre retail warehousing.	TCR 4-7: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.
Smaller County Towns	Millstreet Castletownbere Dunmanway Newmarket Schull Buttevant	Smaller County towns generally with a population of 1500 or less. Often they provide basic convenience shopping, either in small supermarkets or convenience shops. Comparison shopping is often small scale e.g. hardware, retail pharmacies and clothes shops.  Cautious approach to out-of-centre retail warehousing.	TCR 4-8: To support the vitality and viability of the Smaller County Towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
Neighbourhood Centres and Large Villages centres	Unnamed	Neighbourhood centres and large villages provide important top up and day to day shopping and retail service requirements. Typically characterised by an appropriately scaled convenience offer and ancillary retail services and serve a small, localised catchment population.  Opportunities for development of new neighbourhood centres will be identified in the Development Plan or Local Area Plans as appropriate where significant additional population growth is planned or where gaps in existing provision are identified.  <b>The day to day shopping needs of workforce populations will be taken into consideration in assessing the appropriate scale for future retail developments in major employment centres subject to the other policies and objectives set out in this plan. It is not appropriate to over provide in such locations in order to draw customers in from other areas where it could impact adversely on the vitality and viability of existing town centres and to undermine the retail hierarchy.</b>	TCR 4-9: To support, promote and protect neighbourhood centres and large village centres and which play an important role in local shopping for residents and provide a range of essential day to day services and facilities.
Village and Local Retail Facilities	Unnamed	Local retail facilities which provide a valuable role in the communities they serve.	TCR 4-10: To support, promote and protect villages, local centres, and corner shops which provide an important retail service at the local level.



**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 7.2

### TABLE 7.2 – RETAIL FLOORSPACE DISTRIBUTION

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1785, 1907, 1767, 1799, 1845

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to replace existing Table 7.2 Floorspace Distribution with a revised Table as follows:

<b>Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area</b>			
<b>Location</b>	<b>Comparison</b>	<b>Convenience</b>	<b>Bulky/R. Warehouse</b>
Cork City Centre	63,081	20,291	--
Suburban Centres	24,961	--	--
Rest of Metropolitan Area	16,397	22,882	--
<b>Total</b>	<b>104,439</b>	<b>43,173</b>	<b>57,555</b>

with the following:

<b>Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area</b>			
<b>Location</b>	<b>Comparison</b>	<b>Convenience</b>	<b>Bulky/R. Warehouse</b>
Cork City Centre and Suburban Centres	63,081 (Cork City) 24,961 (Suburban Centres)	20,291 (City and Suburban Centres including Douglas and Ballyvolane)	--
Rest of Metropolitan Area	16,397	22,882	--
<b>Total</b>	<b>104,439</b>	<b>43,173</b>	<b>57,555</b>

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.



## PROPOSED CHANGE NO. 7.3

### PARAGRAPH REGARDING COMPARISON RETAILING DISTRIBUTION

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1798

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to paragraph 7.7.6 as follows:

The Large Metropolitan towns of Midleton and Carrigaline in particular have been identified as having additional capacity for comparison floorspace. Ballincollig and Cobh also have potential although the excessive vacancy levels in these centres needs to be dealt with proactively. **When considering new retail proposals consideration will be given to the suitability of existing vacant units in terms of size, type and location for any proposed new development.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 7.4

### SUPPORT OCCUPANCY OF VACANT RETAIL WAREHOUSING

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1785, 1799
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#### PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert an additional paragraph after Paragraph 7.10.3 as follows:

**In established retail warehousing locations the Council will where feasible encourage the occupation of existing vacant retail warehouse units in preference to the provision of new retail warehousing floorspace. Other alternative uses for such vacant units will be considered on their merits subject to compliance with the other policies and objective in this plan.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 7.5

### TEXT REGARDING ROLE OF MUNICIPAL DISTRICT COMMITTEES

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

n/a

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to paragraph 7.2.3 as follows:

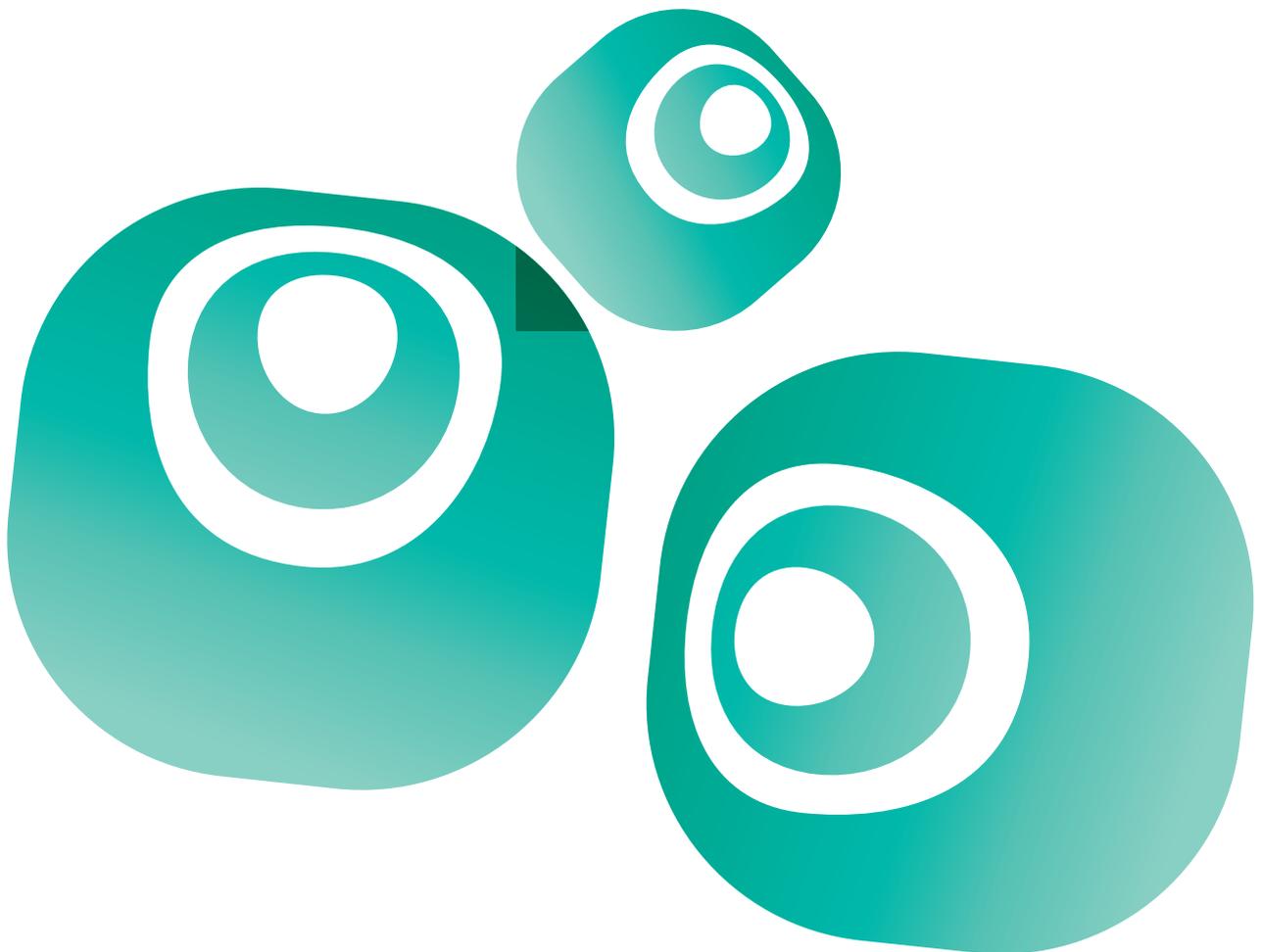
**The aim of this plan is to support and further develop the role of town centres in their evolution as inclusive, diverse and attractive service, recreational and living centres for residents and visitors alike. Creativity and innovation will be promoted which contribute to the personality of individual town centres and respects their existing character. Our town centres are a tourism resource. The Council's Municipal District Committees will have an important role to play.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



# Chapter Eight

# Tourism





## PROPOSED CHANGE NO. 8.1

### PROTECTION OF TOURIST ASSETS

#### ORIGIN OF CHANGE

This change is required to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

Natura Impact Report.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Paragraph 8.2.2 as follows:

**Some of these areas may have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of the area such areas. Development of 'heritage' related tourism activity should be directed only to areas that have been identified to have capacity to absorb increased visitor activity, without causing damage or deterioration to the heritage features of the site or area, or to the surrounding landscape.** See also Chapter 4 Rural Coastal and Islands, Chapter 12 Heritage and Chapter 13 Green Infrastructure and Environment.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 8.2

### MARINE LEISURE DEVELOPMENT AND THE ENVIRONMENT

#### ORIGIN OF CHANGE

This change is required to include issues raised in the submissions and to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852, Natura Impact Report.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text in Objective TO 4-1 as follows:

#### County Development Plan Objectives TO 4-1: Developing the Marine Leisure Sector

- a) Develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources, **in a manner that is sensitive to the natural and cultural heritage resources of our coastal zone, and complies with relevant environmental legislation including the Habitats, Birds, Water Framework, Floods, SEA and EIA Directives.**
- b) Support the development of sustainable recreation and activity-related marine tourism developments at appropriate locations along the coastline and in the vicinity of the inland waterways and lakes where these are compatible with environmental and heritage sensitivities with identified sites.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 8.3

### GREENWAYS

#### ORIGIN OF CHANGE

This change is required to include issues raised in the submissions and to include the recommendations as set out in the Natura Impact Report and the SEA Environmental Report.

#### RELEVANT SUBMISSIONS

1841, Natura Impact Report and SEA Environment Report.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to Paragraph 8.7.9 as follows:

There are other potential opportunities for walking routes and cycleways existing around the county such as along the disused Midleton to Youghal rail line **and parts of the disused Mallow – Fermoy – Lismore rail line**, and the Council will work with local communities and encourage their development throughout the County.

- 2) It is proposed to make a change to the draft plan to delete text and insert additional text to Objective TO 7-1 as follows:

#### County Development Plan Objectives TO 7-1: Walking/Cycling and Greenways

Promote the development of walking and cycling routes throughout the County as an activity for both international visitors and local tourists ~~subject to compliance with relevant environmental and Heritage related objectives~~ **in a manner that is compatible with nature conservation and other environmental policies.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 8.4

### TOURIST FACILITIES

#### ORIGIN OF CHANGE

This change is required to include issues raised in the submissions and to include the recommendations as set out in the Natura Impact Report and the SEA Environmental Report.

#### RELEVANT SUBMISSIONS

1922, Natura Impact Report and SEA Environment Report.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Objective TO 9-1 as follows:

#### County Development Plan Objectives

##### TO 9-1: Tourist Facilities

- a) Encourage tourism - related facilities, including accommodation and other developments within existing settlements subject to normal site suitability considerations where they can best support the provision of services and the general economic vitality of the settlement.
- b) Consider tourism - related developments outside settlements ~~in environmentally sensitive locations~~ at an appropriate scale and balance ~~with regard to the limited environmental capacity,~~ **having regard to the pertaining environmental conditions and sensitivities**, scenic amenity and availability of services.
- c) Support environmentally sensitive small-scale tourism enterprises including agri-tourism enterprises and eco-tourism initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities **where these are compatible**



**with environmental legislation.** A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on an appropriate scale.

**d)** Encourage and facilitate the delivery of suitably scaled tourism related retail developments and initiatives in settlements and established tourist attractions **where these are compatible with environmental legislation.**

**e)** Support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the sustainable economic development of the County while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 8.5

### REVISED PARAGRAPH ON TOURISM DEVELOPMENT AND FACILITIES

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1735

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to Paragraph 8.9.7 as follows;

**Both the County Council and** the NRA recognises the necessity to facilitate ready access to the many tourist destinations around the country. In this regard the **sensitive improvement of access infrastructure and the** provision of clear and consistent tourist signage is an essential element in assisting the motoring tourist to locate **and access** such attractions in a safe and efficient manner. The tourism signage policy will be implemented in consultation with local authorities, Department of Tourism, Culture and Sport, Fáilte Ireland and other tourism interests in order to ensure the provision of appropriate signage for the principal tourist destinations.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**Cork County Development Plan Review  
Proposed Amendments to the  
Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**

# Chapter Nine

# Energy and

# Digital Economy





## PROPOSED CHANGE NO. 9.1

### OBJECTIVE ED 3-2 WIND ENERGY PROJECTS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1922

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text from Objective ED 3-2 and replace with new text as follows:

#### County Development Plan Objective

#### ED 3-2: Wind Energy Projects

On-shore wind energy projects should focus on areas considered 'Acceptable in Principle' and areas "Open to Consideration' and generally avoid areas identified as unsuitable' for wind energy developments "**Normally Discouraged**" areas in this Plan.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.2

### REVISED PARAGRAPH ON WIND ENERGY

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1735

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Paragraph 9.3.12 as follows;

In this plan, ~~large-scale~~ commercial wind energy developments are those wind energy developments where the primary purpose is to generate electricity for connection to the grid **irrespective of their scale**. Other policies apply to the planning of wind energy developments where the primary objective is to generate electricity for use on-site ~~and not necessitating a grid connection~~ (sometimes called: 'auto-producers', see paragraphs 9.3.16). This approach facilitates ~~large-scale~~ commercial wind energy development in approximately 55% of Cork County with the remaining 45% unlikely to be suitable.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.3

### OBJECTIVE ED 3-4 "ACCEPTABLE IN PRINCIPLE"

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions relating to the environmental impacts of wind farm developments.

#### RELEVANT SUBMISSIONS

1852

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text at the end of Objective ED 3-4: "Acceptable in Principle" as follows:

#### County Development Plan Objective

#### ED 3-4: Acceptable In Principle

Large-scale Commercial wind energy development is normally encouraged in these areas subject to protection of residential amenity particularly in respect of noise, shadow flicker, and visual impact **and the requirements of the Habitats, Birds, Water Framework, Floods and EIA Directives.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.4

### OBJECTIVE ED 3-5 "OPEN TO CONSIDERATION" AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1922, 1761, 1796, 1797, 1781 and Natura Impact Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to revise the text of Para 9.3.14 and Objective ED 3-5 "Open to Consideration" areas as follows:

**Open to Consideration'**: This area comprises almost 50% of the County area. Within these areas there are locations that may have potential for wind farm developments but there are also some environmental issues to be considered. This area has variable wind speeds and some access to the grid. Urban areas, metropolitan/town green belts, ~~Natura 2000 Sites (SPA and SAC) or areas affecting their integrity,~~ and Natural Heritage Areas (NHA's) within this area are not generally considered suitable for wind farm developments. **The area excludes Natura 2000 sites. Any proposals within Freshwater Pearl Mussel Sub Basin Catchments or in other sensitive catchments must be able to demonstrate that they have been designed in a manner which prevents any risk of peat slippage or erosion; and ensures the ongoing protection of water quality and the maintenance of natural hydrological processes.** ~~or in the vicinity of SACs designated for habitats or species which require the protection of high standards of water quality or stable hydrological regimes will need to ensure protection of water quality and levels in any such sensitive river catchments.~~ The cumulative effect of wind energy developments with regard to landscape and visual impacts and also impacts on Natura 2000 sites will also be a consideration. **High design standards in terms of environmental protection measures are likely to be required to be included in projects located in sensitive catchments.**



### County Development Plan Objective

#### ED 3-5: Open to Consideration

~~Large-scale~~ Commercial wind energy development is open to consideration in these areas where proposals can avoid adverse impacts on:

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- ~~Are located in areas with unviable Wind Speeds (<7.5m/s);~~
- ~~The development boundary of urban~~ **Urban** areas and Metropolitan/Town Green Belts;
- Natura 2000 Sites (SPA and SAC), Natural Heritage Areas (NHA's) or adjoining areas affecting their integrity;
- Architectural and archaeological heritage;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.5

### PARAGRAPH AND OBJECTIVE ED 3-6 "NORMALLY DISCOURAGED"

#### ORIGIN OF CHANGE

These are consequential changes arising out of Proposed Change 9.2.

#### RELEVANT SUBMISSIONS

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text to Paragraph 9.3.15 and Objective ED 3-6 "Normally Discouraged" as follows:

Normally Discouraged': These areas (coastal areas, some areas in North Cork, Cork Harbour and the Lee Valley) are normally not suitable for ~~large-scale~~ commercial wind farm developments due to their overall sensitivity arising from ecological, landscape, amenity, recreational, settlement, considerations.

#### County Development Plan Objective

#### ED 3-6: Normally Discouraged

~~Large-scale~~ Commercial wind energy developments will be discouraged in these areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments). Only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.6

### OBJECTIVE ED 3-7: OTHER WIND ENERGY DEVELOPMENT

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to bring greater clarity to the wording of Objective ED 3-7: “Other Wind Energy Development”.

#### RELEVANT SUBMISSIONS

1922,

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert text to Objective ED 3-7 “Other Wind Energy Developments” as follows:

#### County Development Plan Objective

#### ED 3- 7: Other Wind Energy Development

~~In considering these proposals, the Council will take account of impacts on:~~ **The Council will consider**

**proposals where it can be shown that significant impacts on**

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- ~~The development boundary of~~ **Urban areas and Metropolitan/Town Green Belts;**
- ~~Natura 2000 Sites (SPAs and SACs) and Natural Heritage Areas (NHA’s) and protect their integrity as generally considered inappropriate for auto producers;~~ **Sites designated for nature conservation, protected species and habitats of conservation value;**
- Architectural and archaeological heritage **and;**



- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas **can be avoided**.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.7

### FIGURE 9-3 WIND ENERGY STRATEGY MAP

#### ORIGIN OF CHANGE

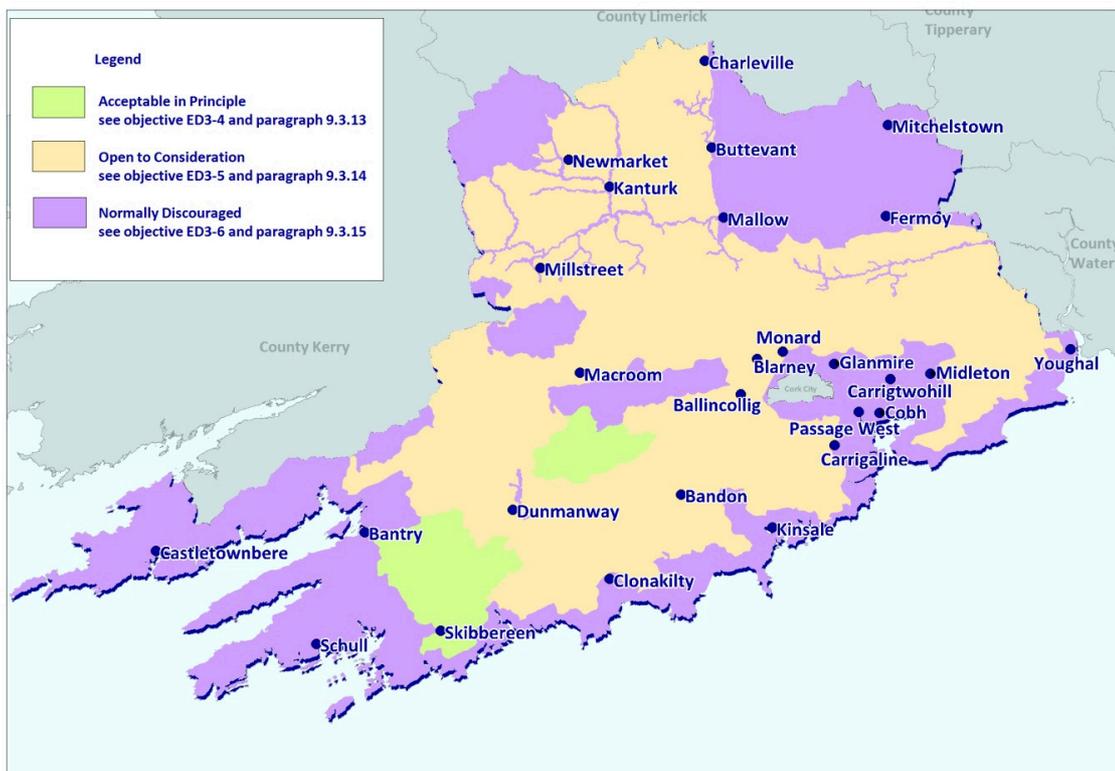
This change is required to address issues raised in the Natura Impact Report and submissions to include all Natura 2000 sites within the “Normally Discouraged” area.

#### RELEVANT SUBMISSIONS

1922, 1729, 1781, SEA Environment Report and Natura Impact Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete Figure 9-3 Wind Energy Strategy Map and replace with revised Wind Energy Strategy Map which shows all Natura 2000 sites within the “Normally Discouraged” area as follows:



**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 9.8

### WIND DEPLOYMENT AREAS BUFFER ZONES

#### ORIGIN OF CHANGE

This change is required to address issues raised in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1781, Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert a new paragraph after Objective ED 3-6 “Normally Discouraged” as follows:

The area shown as “Normally Discouraged” on Figure 9-3 includes provision for a buffer of 800m around coastal and inland wetland SPAs (Ballymacoda Bay, Cork Harbour, Clonakilty Bay, the Gearagh SPAs) and 500m around upland SPAs (Stack’s to Mullaghareirks, West Limerick Hills and Mount Eagle Bog SPA and Mullaghanish to Mushermore Mountain SPA).

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.9

### OBJECTIVE ED 4-1 "HYDRO-ELECTRICITY"

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1922, 1852

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to revise text and insert new text in Objective ED 4-1 "Hydro-Electricity" as follows:

#### County Development Plan Objective

##### ED 4-1: Hydro-Electricity

Encourage the sustainable development of hydroelectric power generation and small hydro power developments, especially when developed in combination with other forms of renewable energy infrastructure, such as wind farms energy, in accordance with relevant guidelines and policies. **the requirements of the Habitats, Birds, Water Framework, Floods, SEA and EIA Directives.'**

By virtue of their nature, proposals for development of hydro electric schemes are unlikely to be suitable for locations within sites designated for nature conservation, or for the protection of fisheries.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.10

### ELECTRICITY NETWORK

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1922
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text in Paragraph 9.6.2 as follows:

The siting of overhead power lines can have a significant impact on the visual character of an area. **Proposals for connections to renewable energy developments should where practical be fully assessed as part of the renewable energy application.** Therefore, When processing applications involving the siting of electricity powerlines and other overhead cables, the following should be considered:

- Avoid areas of high value landscape where practical;
- Avoid sites and areas of nature conservation and archaeological interest;
- Minimise their visual impact;
- Consider the use of underground technology in areas of special sensitivity where appropriate. The best option (underground or overground) for each particular site will be chosen having regard to the particular conditions or sensitivities pertaining to the site.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 9.11

### TRANSMISSION NETWORK

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Objective ED 6-2 as follows;

#### County Development Plan Objective

#### ED 6-2: ~~Overhead Powerlines~~ Transmission Networks

~~Ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment and the conservation value of European sites, especially in landscape character areas that have been evaluated as being of high landscape sensitivity. When considering the siting of powerlines in these areas, consideration will be given to undergrounding or the selection of alternative routes. Proposals for new electricity transmission networks will need to consider the feasibility of undergrounding or the use of alternative routes especially in landscape character areas that have been evaluated as being of high landscape sensitivity. This is to ensure that the provision of new transmission networks can be managed in terms of their physical and visual impact on both the natural and built environment and the conservation value of European sites.~~



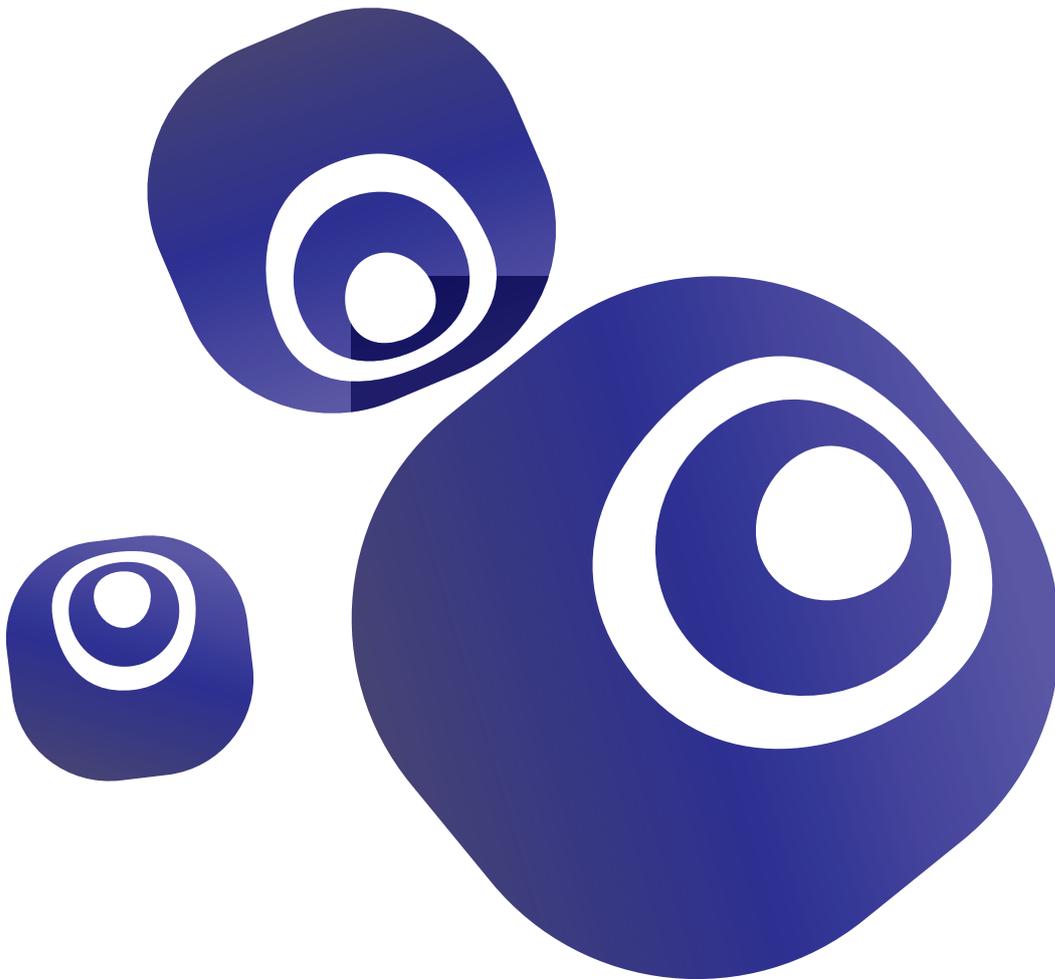
Proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



# Chapter Ten

# Transport and Mobility





## PROPOSED CHANGE NO. 10.1

### MODAL SHARE IN COUNTY CORK

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1775
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert additional text to paragraph 10.1.1 as follows:

~~Currently, across the County as a whole, over 90% of journey's to work are made by car. The Census 2011 shows that of those commuters with a place of work in the county almost 80% utilised the motor car as their main means of travel. Only 14% used other more sustainable modes such as public transport, walking and cycling with almost 5% travelling to work using vans, lorries.~~ The South West Regional Planning Guidelines have set out a target to achieve ~~a reduction~~ **an increase** to 55% in non car work related modal share by 2020 for the Cork Gateway, Hub Towns and other urban areas with 20% the target for journeys within rural areas of the region.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.2

### REFERENCE TO NORTH AND WEST STRATEGIC PLAN

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1922
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert the following additional text after 10.1.3:

**The focus of transport infrastructure and investment will be on the network of settlements broadly in line with the Atlantic Gateway Initiative, the South West Regional Planning Guidelines and the North and West Cork Strategic Plans, so that all settlements in the County, but particularly the main towns and key villages, can be served by a reliable and efficient transport service which also serves their rural catchment areas.**

- 2) It is proposed to make a change to the draft plan to amend objective TM 1-1: Transport Strategy (b) as follows.

Focus the provision of transport infrastructure and investment on the network of settlements broadly in line with the Atlantic Gateway Initiative **and** the South West Regional Planning Guidelines ~~and the North and West Cork Strategic Plan~~, so that all settlements in the County, but particularly the main towns and key villages, can be served by a reliable and efficient transport service which also serves their rural catchment areas.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.3

### OBJECTIVE TM 2-2(D): CYCLING

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the SEA of the Draft Plan

#### RELEVANT SUBMISSIONS

SEA Environment Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to objective TM 2-2(d) as follows:

Promote the development of an integrated and coherent local and countywide cycle network to form part of the wider National Cycle Network. **Routes will be promoted which generally seek to avoid or minimise impacts on the environment and on EU designated sites.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.4

### PUBLIC TRANSPORT AND SERVICE FREQUENCY

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

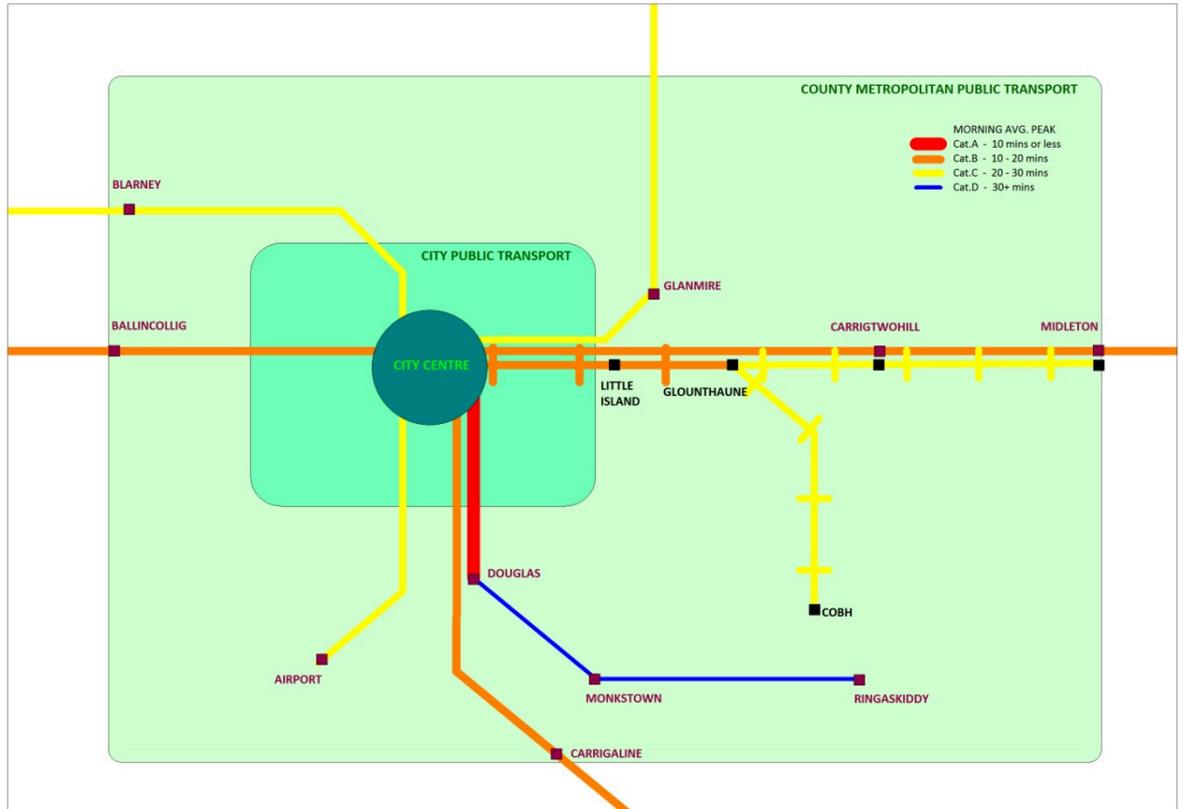
1851
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert additional text to Paragraph 10.2.21 as follows:

Public transport services, in many parts of the County Metropolitan Area, whilst providing a good basic service, do not currently deliver a realistic alternative to the private car. Without significant improvements to the basic service, the Government's sustainable travel targets for the area are unlikely be achieved. Fig. 10-1 summarises the basic morning peak hour service pattern for the County Metropolitan Area. The Douglas area is the only area with a sufficiently high frequency of service to compete for journeys to work with the private car. Some areas with significant populations located close to the city (~~e.g. Glanmire population 8,924~~ **Monkstown/Passage West/Ringaskiddy**) have only a 50 min interval service in the morning peak and for many residents there will be no alternative to the private car in these **and other less well served** locations (see Figure 10-1).

- 2) It is proposed to delete existing figure 10-1 and replace with updated figure 10-1 to reflect service changes for 2014 as follows:



**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.5

### OBJECTIVE TM 2-4: BUS TRANSPORT (METROPOLITAN AREA)

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1851
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to objective TM 2-4 (a) and (b) as follows:
  - a) Encourage both the improvement and extension of services **particularly to parts of Cork South Environs' that currently lack an appropriate service and greater usage of the bus network** so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work;
  - b) Promote bus service improvements broadly in line with Table 10.1 **and to generally encourage the enhancement of service provision in tandem with planned population growth.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.6

### SPATIAL PLANNING AND NATIONAL ROADS GUIDELINES (2012)

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1742
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after Paragraph 10.3.3 (National Primary & Secondary Roads) as follows:

**The Spatial Planning and National Roads Guidelines (2012) of the Department of the Environment Community and Local Government is a key guiding document in relation to planning policy and National Roads.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.7

### PARAGRAPH RE: N40 DEMAND MANAGEMENT STUDY

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the submission of the National Roads Authority.

#### RELEVANT SUBMISSIONS

1742
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#### PROPOSED CHANGE

- 1) It is proposed to insert additional text to the plan after Section 10.3.3 (National Primary & Secondary Roads) as follows:

The N40, in particular, is identified as a critical national road artery serving Cork City and connections to Cork Airport, Port of Cork, Ringaskiddy, Cork Science Park, West Cork and South Kerry. An N40 Demand Management Study will look at all options for the management of the N40 including both controlling traffic on the route and managing the demand for traffic to use the road as well as possible targeted infrastructure improvement to ensure the capacity is protected over its design life as future planned demand rises.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.



## PROPOSED CHANGE NO. 10.8

### MOTORWAY SERVICE AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1837, 1911, 1742
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after Section 10.3.3 (National Primary & Secondary Roads) as follows:

Motorway Service Areas

The recently prepared 'Draft Policy on Service Areas on the National Road Network' (2014) by the NRA supports the provision of Motorway Service Areas approximately every 45-60kms along the motorway network and identifies two locations in County Cork along the M8 to north of Fermoy (either junction 13/14) and a location closer to the city to serve the N8/N25. In relation to off-line facilities it states that provided off-line facilities are in close proximity to the roadway and of sufficient standard, the NRA will take these locations into account when evaluating the level of provision and prioritisation of development for on-line NRA service areas.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.9

### OBJECTIVE TM 3-1: NATIONAL ROAD NETWORK

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the submissions and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1922, 1742

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete objective TM 3-1(f) and replace with new objective as follows:

~~(f) Implement the NRA's policy document on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways.~~

and replace with

**(f) Consider the most up-to-date guidance in relation to the provision of Service and Rest Areas on the National Road Network (Section 2.8 of the Department of the Environment Community Heritage and Local Government 'Spatial Planning and National Roads Guidelines' (2012) and current NRA Service Areas on the National Road Network policy).**

- 2) It is proposed to make a change to the draft plan to insert additional text to objective TM 3-1(i) as follows:

**(i) Control the proliferation of non-road traffic signage on and adjacent to national roads having regard to the NRA's "Policy on the Provision of Tourist and Leisure Signage on the National Roads" and Section 3.8 of the 'Spatial Planning and National Roads Guidelines (2012)' of the Department of the Environment Community Heritage and Local Government.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.10

### OBJECTIVE TM 3-2(C) 'REGIONAL ROADS & LOCAL ROADS'

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in submissions and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1922, Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text in County Development Plan Objective TM 3-2 c): "Regional Roads & Local Roads" and replace with new text as follows:

~~Seek funding for the upgrading of the following local and regional routes in the County:~~

**Seek funding for the following Regional and Local Roads Projects in the County:**

#### Projects Critical to the Delivery of Planned Development

- Carrigaline Inner Relief Route;
- Douglas East – West Link Bridge;
- Mallow link road and town centre inner relief route;
- Middleton (Waterrock) access roads and rail bridge;
- Upgrade of access routes serving Monard;
- ~~R624 N25 – Cobh~~ **Improved Road Access between N25 and Cobh subject to full ecological assessment;**
- Middleton Northern Relief Route;
- R 586 (Bandon to Bantry);
- R 572 (Glengarriff to Castletownbere);
- R 630 (Middleton – Whitegate);
- R600 (Fivemile Bridge to Kinsale);



- R613 (Ringaskiddy to N71);
- R618 Leemount Cross.

2) It is proposed to insert new text after paragraph 10.3.4 as follows:

**There are a number of infrastructure constraints affecting the level of development that can be accommodated in Cobh Town in particular waste water treatment and road access. However the delivery of the Lower Harbour Towns Waste Water Scheme in 2016 will remove one of these constraints. Therefore, in order to build on that public investment it is very important that road access between the town of Cobh and the national road network is upgraded to accommodate the additional growth proposed. A balance between the need for improved road access and the need to ensure that any proposals do not adversely affect Natura Sites in the area needs to be carefully considered.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.11

### ***OBJECTIVE TM 3-2 RE: TRAFFIC NOISE AND REGIONAL & LOCAL ROADS***

#### **ORIGIN OF CHANGE**

It is proposed to make a change to the draft plan to address issues raised in the submission.

#### **RELEVANT SUBMISSIONS**

1762
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#### **PROPOSED CHANGE**

- 1) It is proposed to make a change to the draft plan to insert additional text to TM 3-2: Regional and Local Roads as follows:
  - (e) **Ensure that in the design of new development adjoining or near Regional & Local Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.**
  - (f) **Ensure all upgrades to listed routes are planned, designed and constructed to avoid and prevent significant negative impacts on sites designated for nature conservation, other environmental or heritage resources.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.12

### PARAGRAPH ON CORK HARBOUR ECOLOGY

#### ORIGIN OF CHANGE

It is proposed to make a change to the draft plan to address issues raised in the Natura Impact Report

#### RELEVANT SUBMISSIONS

Natura Impact Report
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#### PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert a new paragraph after paragraph 10.5.17 as follows:

**In parallel with its economic role, the environmental, heritage and ecological values of the Harbour are very important. Developing the harbour in a sustainable manner to include the safeguarding of its key environmental and heritage resources will be critical if the full potential of the Harbour is to be realised.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.13

### TABLE 1A (CAR PARKING) NOTES 2 AND 4

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

1785
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text into Appendix C Table 1a (note 4) as follows:

A reduction in the car parking requirement may be acceptable where the planning authority are satisfied that **good public transport links are already available and/or** a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development.

- 2) It is proposed to make a change to the draft plan to insert new text into Appendix C Table 1a (note 2) as follows:

The parking requirement for residential development is minimum standard and can be exceeded at the discretion of the developer, **based on the house type, design and layout of the estate.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**PROPOSED CHANGE NO. 10.14**

**TABLE 1A (APPENDIX C) CAR PARKING REQUIREMENTS**

**ORIGIN OF CHANGE**

It is proposed to make a change to the draft plan to address issues raised in the submissions

**RELEVANT SUBMISSIONS**

1785, 1786, 1845
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**PROPOSED CHANGE**

- 1) It is proposed to make a change to the draft plan to insert additional text in table 1a as follows;

Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Offices	<b>1 space per 25 sqm</b> + 10% of staff parking for visitors	<b>1 space per 17 sqm</b> + 10% of staff parking for visitors
Retail (including retail services)	<b>1 space per 20 sqm</b> + 1 Lorry space per 750 sqm of GFA sqm	<b>1 space per 20 sqm</b> + 1 Lorry space per 750 sqm of GFA sqm
Convenience retail	<b>1 space per 20 sqm</b>	<b>1 space per 20 sqm</b>
Retail Warehouse	<b>1 space per 30 sqm</b>	<b>1 space per 25 sqm</b>
Showrooms	<b>1 space per 50 sqm</b>	<b>1 space per 50 sqm</b>
Industry (light and general)	<b>1 space per 80 sqm</b>	<b>1 space per 50 sqm</b>
Warehouse	<b>1 space per 200 sqm</b>	<b>1 space per 100 sqm</b>
Hotels & guesthouses (excl public areas)	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table
Public houses (incl hotel bars)	<b>1 space per 10 (net sq m)</b>	<b>1 space per 8 (net sq m)</b>



Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Restaurant, cafes & take-aways	<b>1 space per 20</b> (net sq m)	<b>1 space per 5</b> (net sq m)
Clinics & group medical practices (public health clinics)	2 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	3 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Nursing homes	0.5 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Hospitals	1.5 space per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1.5 spaces per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Churches, theatres, cinemas & auditoriums	1 space per 10 seats	1 space per 4 seats
Cultural, community & recreational buildings	<b>1 space per 50 sqm</b>	<b>1 space per 25 sqm</b>
Crèches	1 space per 3 staff + 1 space per 10 children	1 space per 3 staff + 1 space per 10 children
Schools	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level
Colleges of further education / universities	1 per classroom + 1 per 5 students	1 per classroom + 1 per 5 students
Commercial leisure: (amusement centres, play centres, etc.)	<b>1 space per 50 sqm</b>	<b>1 space per 50 sqm</b>
Conference centres: public areas	<b>1 space per 20 sqm</b>	<b>1 space per 7 sqm</b>
Other cultural / recreational & leisure uses	Dependent upon nature and location of use	



Table 1a Car Parking Requirements for New Development (Maximum per sq.m gross floor area unless otherwise indicated)		
Development Type	Cork City North & South Environs	Rest of Cork County
Residential (All areas)	2 spaces per dwelling	
Dwelling House	1.25 spaces per apartment	
Apartments		

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.15

### TEXT IN OBJECTIVE TM 3-1 (A) NATIONAL ROAD NETWORK

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

n/a

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert text in Objective TM 3-1 (a) as follows:

##### Key Regional Projects

- N 22 (Ballincollig – Macroom – Ballyvourney) to include Macroom By-pass.
- N 71 (Cork – Clonakilty – Skibbereen and Bantry).
- N 72 (Mallow Northern Relief Road).
- N 72 Mallow to Fermoy including links to the ~~N 73 (Mallow – Mitchelstown).~~
- **N73 (Mallow – Mitchelstown).**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 10.16

### TEXT REGARDING QUAY WALLS

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014.

#### RELEVANT SUBMISSIONS

n/a

#### DRAFT PROPOSED CHANGE

- 1) It is proposed to insert new text to paragraph 10.5.20 as follows:

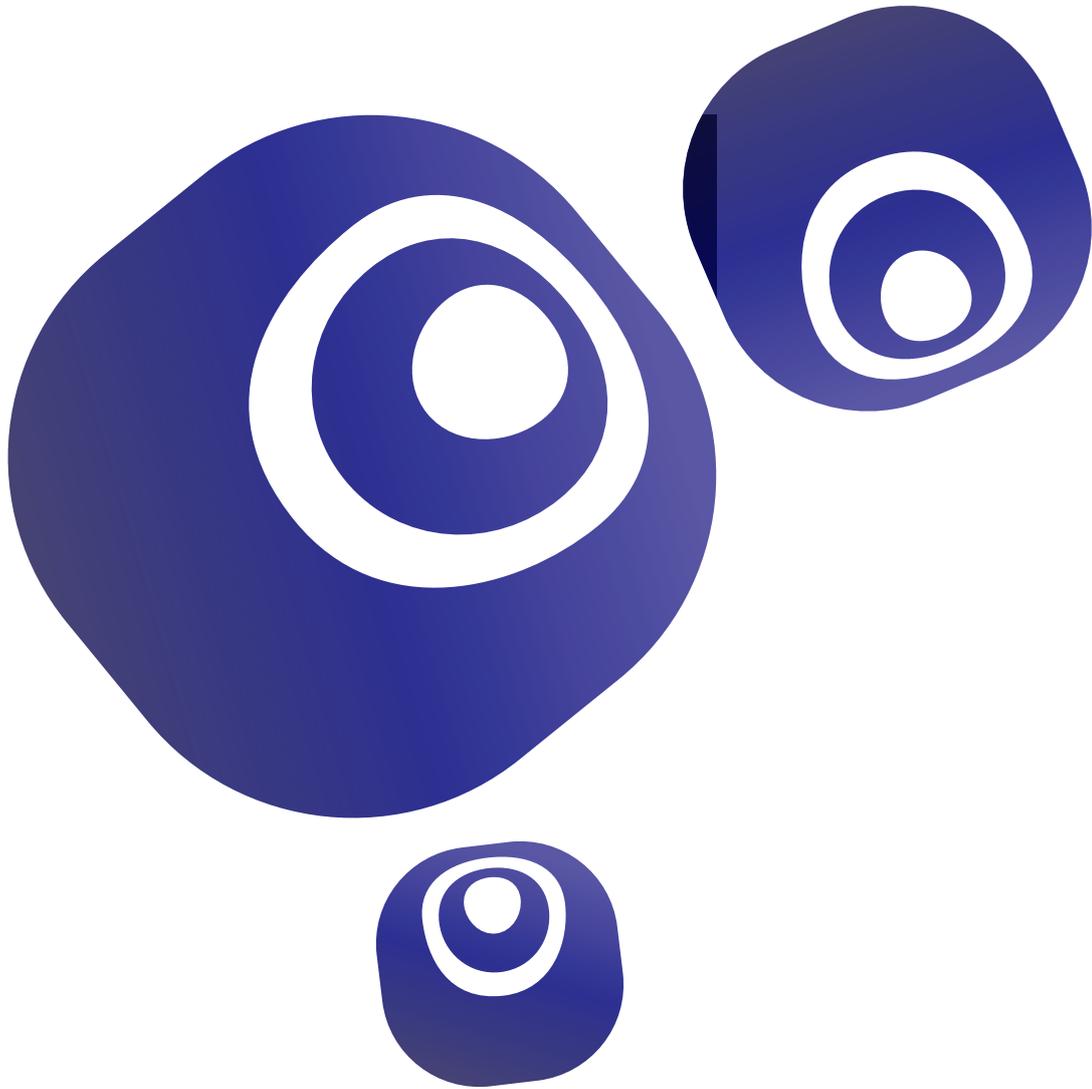
The establishment and maintenance of smaller ports, ~~and~~ harbours **and quay walls** is important to the local economic **and tourist** base of an area. There are many smaller ports, ~~and~~ harbours **and quay walls** located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and as tourist access points and should be **maintained and** encouraged to develop further where expansion is compatible with environmental and heritage sensitivities.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



# Chapter Eleven

# Water Services and Waste





## PROPOSED CHANGE NO. 11.1

### CHAPTER HEADING

### ORIGIN OF CHANGE

This change is required to better reflect the content of this Chapter.

### RELEVANT SUBMISSIONS

None.

### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text in the Chapter heading as follows:

Chapter 11 Water Services, **Surface Water** and Waste

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.2

### IRISH WATER

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and better reflect Irish Waters new responsibilities.

#### RELEVANT SUBMISSIONS

1881.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert text in Paragraph 11.1.2 as follows:

The government has established Irish Water, a new public utility. Irish Water will make capital and investment decisions regarding the country's water infrastructure on a national basis. It is estimated that Irish Water will take approximately five years to be fully established. ~~and it will begin taking over various responsibilities from the Local Authorities on a phased basis from January 2014.~~ **It has taken over responsibility for water services from the Local Authorities on a phased basis from January 2014.** From this date, Irish Water ~~will be~~ **is** responsible for the operation of public water services including management of national water assets, maintenance of the water system, investment and planning, managing capital projects and customer care and billing. **Irish Water's objective is to provide both drinking water and waste water capacity in line with statutory development planning on an incremental basis subject to available funding and achieve compliance with discharge licensing consents.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.3

### INTRODUCTION TO TABLE 11.1

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1842 DoE, 1775 SWRA, 1821 DAHG, 1881.
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text to paragraph 11.2.2 as follows:

To illustrate these challenges, Table 11.1 summarises the current water services infrastructure position for each of the main settlements and identifies those locations where existing deficits will need to be addressed in order to achieve the population targets. **It also shows the position where water services infrastructure provision must be at in 2022 in order to meet both the population targets and the requirements of the Water Framework Directive and to avoid negative impacts on Natura 2000 sites.** It is included in this plan primarily to help identify those locations where water services investment needs to be prioritised (see Chapter 15, Tables 15.1 & 15.2) if the vision for the County set out in this plan is to be delivered.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.4

### IRISH WATERS WATER SERVICES STRATEGIC PLAN AND CAPITAL INVESTMENT PROGRAMME.

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to reflect the publication of Irish Waters Proposed Capital Investment Programme 2014-2016 and any subsequent Investment Plans and the preparation of the 25 year Water Services Strategic Plan.

#### RELEVANT SUBMISSIONS

1881.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete paragraphs 11.2.3 and 11.2.4 and replace with new text as follows:

#### ~~Water Services Investment Programme~~

~~11.2.3 The Water Services Investment Programme for the County allocates national funding for specific projects. This is based on Needs Assessments undertaken by Cork County Council. It prioritises projects that target environmental compliance issues as well as other measures such as water conservation and rehabilitation. Rural Towns and Villages are now also dealt with under the programme.~~

~~11.2.4 It is likely that in the short/medium term future investment will continue to focus on the following key areas:~~

- ~~• Water conservation proposals which meet environmental and economic goals.~~
- ~~• Environmental objectives – works required to respond to:
  - ~~○ European Court of Justice (ECJ) judgments,~~
  - ~~○ Environment/Public Health Objectives (eg arising from Regulations and EPA Reports dealing with drinking water standards, wastewater treatment standards, authorisation of wastewater discharges, bathing water standards etc), and~~
  - ~~○ Compliance with the Water Framework Directive requirements.~~~~
- ~~• Economic objectives:
  - ~~○ Works to support the overall strategic and sustainable development of hubs and gateways under the NSS, and~~~~



- ~~○ Works to support employment creation (in line with objectives in 'Building Ireland's Smart Economy – A Framework for Sustainable Economic Revival').~~

### **Water Services Strategic Plan**

Irish Water have commenced work on a 25 Year Water Services Strategic Plan (WSSP) which will set out their long term strategy and objectives. Cork County Council is working with Irish Water in preparing this strategy. The Strategy will be subject to Strategic Environmental Assessment and Appropriate Assessment (Habitats Directive). The Capital Investment Programme will be adjusted as required to meet the objectives and priorities of the WSSP as adopted following assessment.

### **Capital Investment Programme**

Irish Water has published its Proposed Capital Investment Plan (CIP) for 2014 to 2016 outlining the indicative investment priorities in water services infrastructure over this period and has submitted it to the Commission for Energy Regulation (CER) for consideration. Investment is prioritised where it can deliver the most urgently needed improvements in drinking water quality, leakage, water availability, wastewater compliance, efficiencies and customer service. The CIP makes provision for the continuation of the Water Services Investment Plan (WSIP) projects that were current, at the end of 2013.

Irish Water priorities for delivery under the Capital Investment Plan include:

1. Eliminating Boil Water Notices.
2. Providing improved water supply.
3. Improving Water Quality.
4. Investing for economic development
5. Tackling leakage.
6. Increasing wastewater treatment capacity and improving environmental compliance.
7. Better Control and Monitoring.
8. Improving existing plants.

A number of projects included in Table 11.1 are currently in the proposed CIP for 2014 to 2016. Irish Water intends to start preparation of a new CIP for the period after 2016 in 2015.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.5

### RECOGNISE ROLE OF IRISH WATER

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to reflect the role of Irish Water.

#### RELEVANT SUBMISSIONS

1881.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text in Paragraph 11.2.5 and replace with new text as follows:

~~11.2.5 Whilst from January 2014, the final decision on further water services investment will be taken by Irish Water, it~~ It is important to note that investment based solely on the ~~above criteria~~ **priorities of Irish Water** will not be sufficient to meet the County's needs in achieving the population targets set out in this plan and in the SWRPG 2010. Chapter 15 of this plan sets out details of the County Council's suggested investment priorities and the Council will work with Irish Water in order to secure the delivery of the population targets set out in this plan.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.6

### SENSITIVE WATER CATCHMENTS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the SEA Environmental Report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1842 DoE, 1775 SWRA, 1821 DAHG, SEA Environment Report and Natura Impact Report
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text after paragraph 11.2.10 as follows:

#### Sensitive Water Catchments

##### River Blackwater Catchment

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

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

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

In light of the designation of Mallow as a Hub Town under the National Spatial Strategy and Regional Planning Guidelines, there is a particular difficulty in achieving the water quality



standards which are required to restore the favourable conservation condition of the Freshwater Pearl Mussel in that portion of the river which is downstream of Mallow.

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

#### Cork Harbour

The Natura Impact Report identified conflicts between population targets of Cork Harbour Catchment (Metropolitan area) and nature conservation objectives for Natura Sites in the harbour. An ecological assessment of the North Channel of Cork Harbour has been carried out. It concludes that the conservation status of this habitat type will not be compromised by the proposed population targets in the draft County Development Plan, if the proposed upgrades to the WWTPs at Middleton and Carrigtwohill are delivered in advance of allowing new development to proceed. These plants may require more stringent design standards to meet the requirements of the Habitats Directive. It is intended to work with other stakeholders to prepare and implement a Wastewater Management Strategy for Cork Harbour, which will include the resolution of issues relating to the discharge of effluent within or near the Great Island Channel SAC within the short to medium term.

#### Dunmanway

Cork County Council is working with other stakeholders in particular Irish Water and the National Parks and Wildlife Service to address this issue. Pending resolution of the issue, any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold. This approach is also reflected in Table 11.1 and this needs to be resolved if planned development is not to be delayed. If appropriate, once the matter is resolved, a further variation to the adopted plan will be brought before the Council to give effect to the agreed solution.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.



## PROPOSED CHANGE NO. 11.7

### OBJECTIVE WS 2-1 WATER INFRASTRUCTURE - GENERAL

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the SEA Environment Report and Natura Impact Report.

#### RELEVANT SUBMISSIONS

1852, 1922, 1884, 1781, SEA Environment Report and Natura Impact Report.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert text to Objective WS 2-1 as follows:

#### **County Development Plan Objective WS 2-1: Water Infrastructure - General**

~~a) Prioritise development towards the Main Settlements of the County where an appropriate level of drinking water and wastewater infrastructure is in place. Development may only proceed where appropriate wastewater treatment is available which satisfies the requirements of environmental regulations and complies with EPA licensing.~~

~~b) Prioritise the provision of water services infrastructure in the Gateway, Hub and Main Towns to complement the overall strategy for economic and population growth while ensuring appropriate protection of the environment.~~

**a) Prioritise the provision of water services infrastructure in:**

**- the Gateway, Hub and Main Towns to complement the overall strategy for economic and population growth while ensuring appropriate protection of the environment.**



- all settlements where services are not meeting current needs, are failing to meet existing license conditions, and where these deficiencies are

- interfering with Councils ability to meet the requirements of the Water Framework Directive; or
- having negative impacts on Natura 2000 sites; and

**b) Development may only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.8

**TABLE 11.1 “Cork County: Capacity of Current Water Services Infrastructure to accommodate Planned Population Growth 2011-2022”**

### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the Natura Impact Report.

### RELEVANT SUBMISSIONS

1920, 1884, 1781, Natura Impact Report

### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert a new paragraph after Objective WS 2-1 and delete Table 11.1 and insert a new revised Table 11.1 “Cork County: Capacity of Current Water Services Infrastructure to accommodate Planned Population Growth 2011-2022” as follows:

**It is important to note that while there are some infrastructure and ecological constraints on individual settlements around Cork Harbour the overall Cork Gateway continues to be capable of delivering the economic support required for the region.**

Table 11.1 Cork County: Capacity of Current Water Services Infrastructure to accommodate Planned Population Growth 2011-2022

		NSS Status	Town	Drinking Water		Waste Water	
				Current Position	Required By 2022	Current Position	Required By 2022
Planned Development May Proceed	Infrastructure in Place	Cork 'Gateway'	City Environs (South)				
			Glanmire				
		Small Towns	Kanturk***				
	Further Infrastructure Required	Cork 'Gateway'	Ballincollig				
			Blarney				
			City Environs (North)				
			Cobh*				
			Midleton				
			'Hub' Town	Mallow***			
		Large Towns	Bandon				
			Fermoy***				
			Kinsale				
		Small Towns	Buttevant				
			Skibbereen				
Schull							
Strategic Infrastructure Deficit	Cork 'Gateway'	Carrigaline*					
		Carrigtwohill****					
		Monard					
		Passage West*					
	Large Towns	Bantry					
		Clonakilty****					
		Macroom					
		Mitchelstown					
		Youghal					
	Small Towns	Castletownbere					
		Charleville					
		Dunmanway***					
		Millstreet***					
Newmarket***							
	June 2014						
	Current major infrastructure** sufficient to achieve planned population target. <b>Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.</b>						
	Some development may proceed but significant works/EPA licence required to accommodate planned population target. <b>Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.</b>						



	Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	
	* Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term. **Including planned infrastructure where there is a firm commitment to the timing of its delivery.	
	<b>***Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments</b> <b>**** Anticipated that the provision of the Carrigwohill WWTP upgrade and the Clonakilty WWTP upgrade will enhance status in the short/medium term</b>	

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.9

### WASTEWATER DISPOSAL

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and in order to be consistent with the provisions of Objective WS 2-1.

#### RELEVANT SUBMISSIONS

1708.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text in Objective WS 3-1 as follows:

#### County Development Plan Objective WS 3-1: Wastewater Disposal

- a) Ensure implementation of the South Western River Basin Management Plans and their associated programmes of Measures.
- b) Require that development in all main settlements connect to public waste water treatment facilities subject to sufficient capacity being available ~~and in accordance with the licensing requirements and guidance of the EPA~~ **which does not interfere with Councils ability to meet the requirements of the Water Framework Directive and the Habitats Directive.** In settlements where no public waste water system is either available or proposed, **or where design, capacity or licensing issues have been identified in existing plants,** new developments will be unable to proceed until adequate waste water infrastructure is provided.



- c) Ensure that proposals for development incorporating smaller treatment systems align with the Guidance manual on treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the EPA or other appropriate guidance.
- d) Any new developments in the County ~~using groundwater discharge to dispose of effluents~~ **disposing of effluent to ground** will be required to comply with the groundwater protection plan and the relevant Waste Water Discharge Regulations. ~~2007 and 2010.~~

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.10

### RIVER CHANNEL PROTECTION

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions, SEA Environmental Report and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1884.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert text to Objective WS 5-2 as follows:

#### County Development Plan Objective

#### WS 5-2: River Channel Protection

Ensure that **where practical** development on ~~all~~ zoned land is kept at 10m or other appropriate distance from stream and river banks and adequate protection measures put in place.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.11

### SITE SPECIFIC FLOOD RISK ASSESSMENT

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1895.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert text after paragraph 11.6.16 as follows:

**Guidance on how to carry out a detailed site-specific flood risk assessment including potential sources of information and key outputs of any assessment are outlined in the 'Planning system and Flood Risk Management Guidelines 2009, and Technical Appendices A'.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.12

### DEVELOPMENT IN FLOOD RISK AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the Natura Impact Report.

#### RELEVANT SUBMISSIONS

1781.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to WS 6-2 as follows:

#### County Development Plan Objective

#### WS 6-2: Development in Flood Risk Areas

Ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with Paragraph 11.6.16 of this plan.

Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective WS 6-1 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.



Where the site specific flood risk assessment required under WS 6-1 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:

- The development is within an urban settlement, targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, and statutory plans.
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
  - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
  - Comprises significant previously developed and/or under-utilised lands;
  - Is within or adjoining the core of an established or designated urban settlement;
  - Will be essential in achieving compact and sustainable urban growth; and
  - There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.
- **The development is assessed not to have the potential to give rise to negative or adverse impacts on the integrity of Natura 2000 sites.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 11.13

### BOTTLEHILL LANDFILL SITE

#### ORIGIN OF CHANGE

This change is required to support the sustainable development of the Bottlehill Landfill site.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete the text of Paragraph 11.7.5 and replace with new text as follows:

~~Bottlehill Landfill Site is a significant piece of existing infrastructure with approximately 660,000 tonnes of landfill space built, from a total estimated available space of 5,400,000 tonnes. Whilst there is a diminishing requirement for landfill in the future, it must be recognised that the facility could be reconfigured to meet other waste management infrastructural needs such as an “Eco-park”.~~

**The Bottlehill Landfill site has been subject of considerable strategic investment to date by Cork County Council. This significant piece of existing infrastructure has approximately 660,000 tonnes of landfill space built, from a total estimated available space of 5,400,000. Whilst there is a diminishing requirement for landfill in the future, it is recognised that the facility could be reconfigured to meet other waste management infrastructural needs such as an ‘eco-park’. There is a growing trend in Western Europe for integrated waste management developments, including waste to energy, which combine a number of facilities on a single site.**



- 2) It is proposed to insert additional text to WS 7-1 as follows:

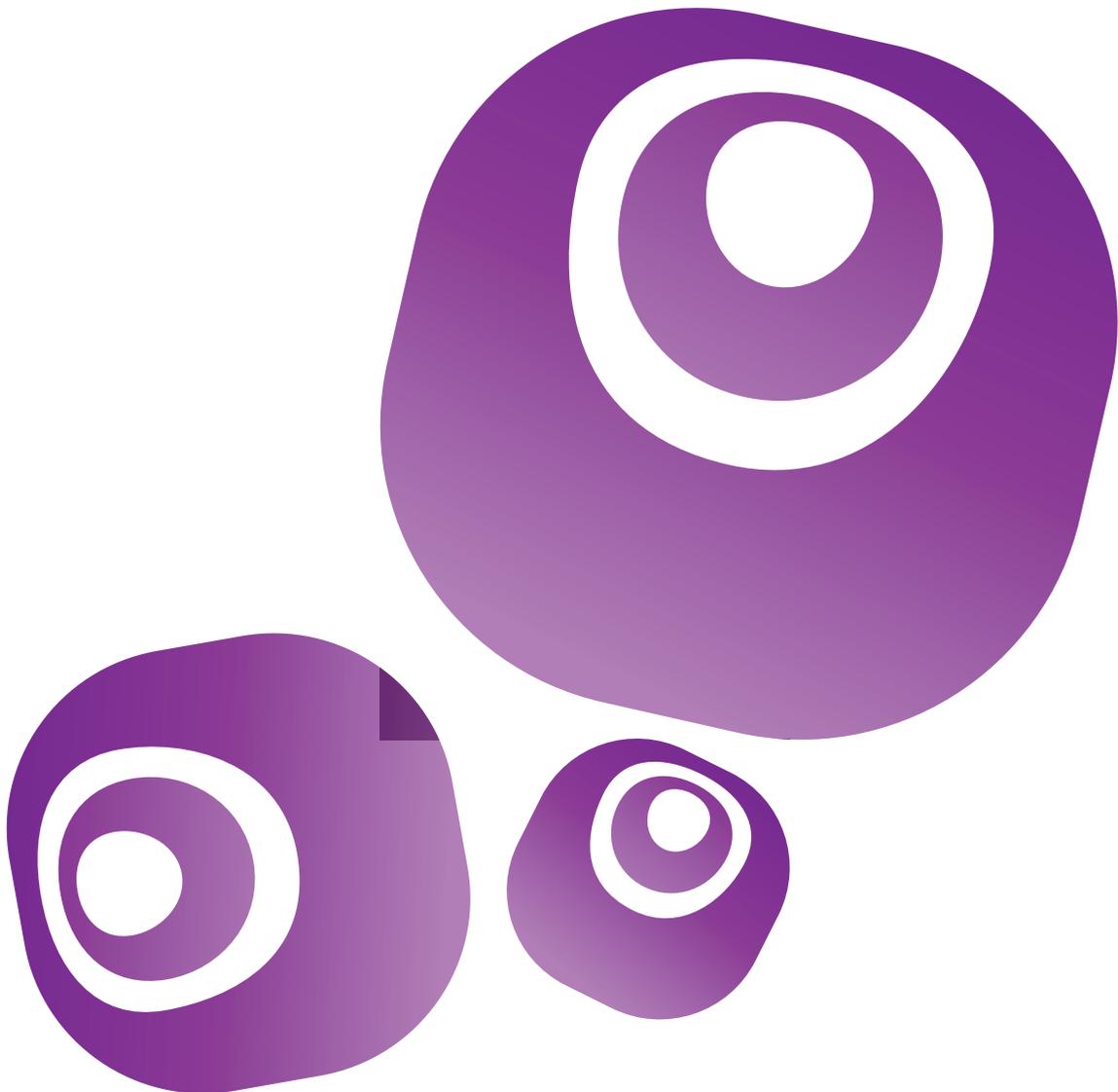
**County Development Plan Objective  
WS 7-1: Waste Management**

- a) Support the policy measures and actions outlined in 'A Resource Opportunity' 2012 – National Waste Policy.
- b) Encourage the delivery of an effective and efficient waste management service in line with the Waste Management Acts and relevant Waste Management Plan for the County/Region.
- c) Normally require details and formal development proposals of onsite provisions for the management of waste materials that are likely to be generated from the proposed use. The Council will require Waste Management Assessment for projects which exceed thresholds outlined.
- d) Support the incorporation of the recommendation and policies of the National Hazardous Waste Management Plan 2008-12.
- e) **Support the sustainable development of the Bottlehill facility for specialised and appropriate uses primarily associated with integrated waste management.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

# Chapter Twelve

# Heritage





## PROPOSED CHANGE NO. 12.1

### OBJECTIVE HE 1-1 COUNTY BIODIVERSITY ACTION PLAN

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

SEA Environment Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text in HE 1-1 as follows;

#### County Development Plan Objectives HE 1-1: County Biodiversity Action Plan

Continue to implement the County Biodiversity Action Plan (2008) in partnership with all relevant stakeholders subject to the availability of funding and other resources.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 12.2

### NATIONAL MONUMENTS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1821
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text in paragraph 12.3.5 as follows;

In addition to RMP, some monuments are considered National Monuments. Under Section 14 of the National Monuments (Amendment) Act 2004 a National Monument is a monument in the ownership or guardianship of the State and or a Local Authority or monuments that are the subject of a Preservation Order or a Temporary Preservation Order. Prior written consent from the Minister of Arts, Heritage and the Gaeltacht is required for any works at or in ~~proximity to~~ **relation to** all known archaeological monuments and zones of archaeological potential.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 12.3

### INCLUSION OF NEW BLARNEY ARCHITECTURAL CONSERVATION AREA (ACA)

#### ORIGIN OF CHANGE

This change is required to address issues raised by submissions.

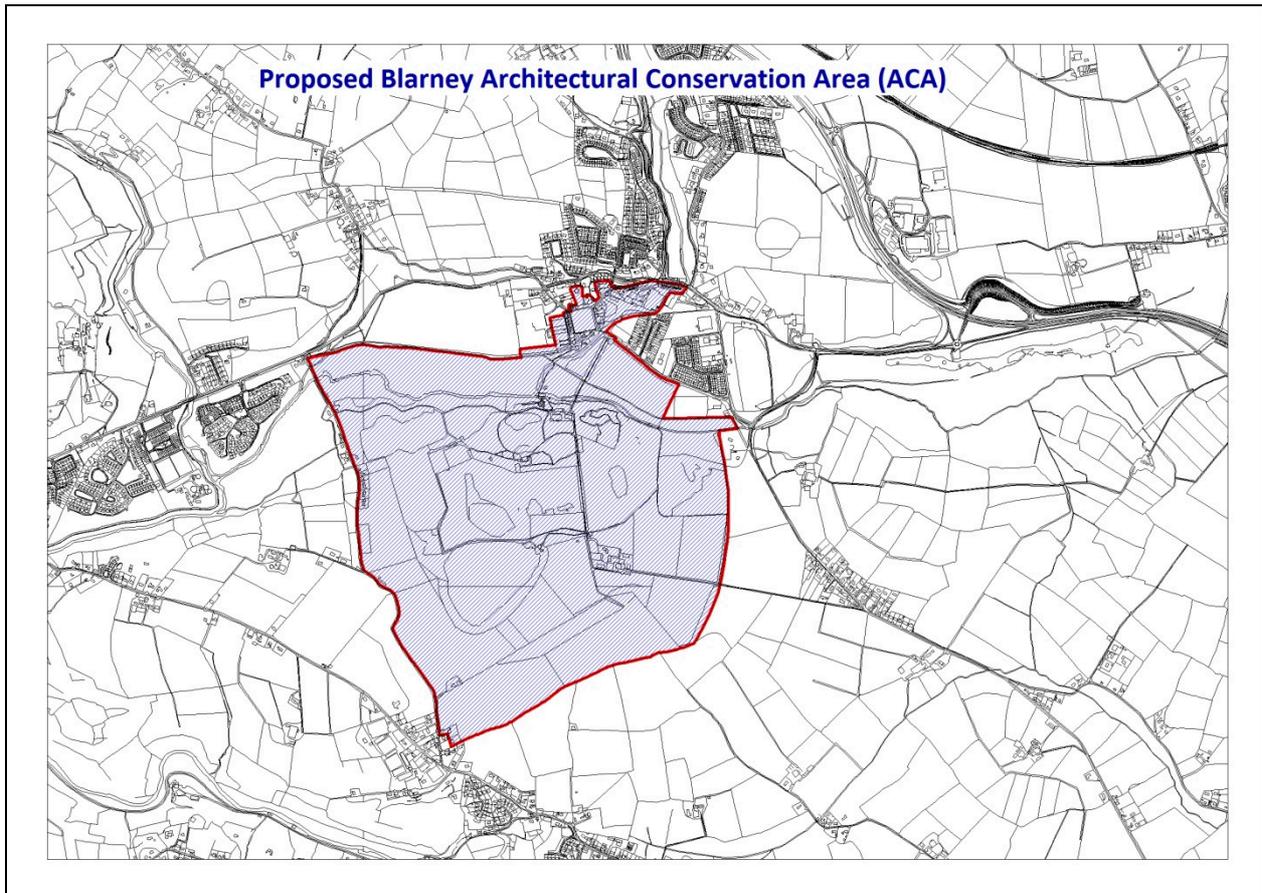
#### RELEVANT SUBMISSIONS

1856, 1916

#### PROPOSED CHANGE

It is proposed to make a change to the draft plan by inserting new text in Table 2.1 Chapter 2 Architectural Conservation Areas Volume 2, and inset new map in Map Browser as follows;

Table 2.1: Architectural Conservation Area in County Cork	
Settlement Name	Name of Architectural Conservation Area
<b>Blarney</b>	<b>Blarney Conservation Area</b>



**NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.4

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that “Sing Sing” Prison, Kilquane cemetery be included in the RPS.

#### RELEVANT SUBMISSIONS

1769

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1463	“Sing Sing Prison”	Kilquane	Kilquane Cemetery, Knockraha

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.5

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that "Liberty Hall" Killacloyne be included in the RPS.

#### RELEVANT SUBMISSIONS

1769

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1464	"Liberty Hall"	Killacloyne	Killacloyne, Knockraha

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.6

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Coolkellure House be included in the RPS.

#### RELEVANT SUBMISSIONS

1703

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1465	Coolkellure House	Coolkellure	Coolkellure, Dunmanway

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.7

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Coolkellure Gate Lodge be included in the RPS.

#### RELEVANT SUBMISSIONS

1703

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1466	Coolkellure Gate Lodge	Coolkellure	Coolkellure Dunmanway

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.8

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that St Edmunds Church of Ireland Church be included in the RPS.

#### RELEVANT SUBMISSIONS

1703

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1467	St Edmunds Church of Ireland Church	Dromdasdil	Dromdasdil, Dunmanway

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.9

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that the former Baltimore Fishery School site/buildings and slipway be included in the RPS.

#### RELEVANT SUBMISSIONS

1924

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1468	The former Baltimore Fishery School site/buildings and slipway	Baltimore	CastleEnd/Mariners Cove, Baltimore

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.10

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that the water tower in Passage West be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1469	Water Tower	Pembroke	Main St, Passage West

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.11

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that the railway tunnel at Maulbaun be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1470	Railway Tunnel	Maulbaun	Beach Road to Glenbrook, Passage West

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.12

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that the buildings, entrance pillars, walls and gates at Mount St Josephs be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1471	Buildings, entrance pillars, walls and gates at Mount St Josephs	Pembroke	Fair Hill Passage, West

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.13

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that St Marys Church of Ireland Church, including the interior and exterior of the church, grounds, cenotaph to Captain Richard Roberts and Brown Family Tomb be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1472	St Marys Church of Ireland Church, including the interior and exterior of the church, grounds, cenotaph to Captain Richard Roberts and Brown Family Tomb	Pembroke	Church Hill, Passage West

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.14

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Steam Packet Quay be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1473	Steam Packet Quay	Marmullane/Pe mbroke	Passage West

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.15

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Roberts Bridge be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1474	Roberts Bridge	Ardmore	Passage West

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.16

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Stone Bridge be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1475	Stone Bridge	Pembroke	Passage West

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.17

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that Abbotts Bridge be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1476	Abbotts Bridge	Pembroke	Passage West

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.18

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made requesting that the Historic Plaque on the walls of the Royal Victoria Dockyard offices be included in the RPS.

#### RELEVANT SUBMISSIONS

1918

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1477	Historic Plaque on the walls of the Royal Victoria Dockyard offices	Maulbaun	Dock St Passage West

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.19

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a request made by the owners requesting that Kilmahon House be included in the RPS.

#### RELEVANT SUBMISSIONS

None

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1478	Kilmahon House	Shanagarry South	Shanagarry

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.20

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a request made to include Fermoy Aerodrome/Fitzgerald Barracks on the RPS.

#### RELEVANT SUBMISSIONS

None

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1479	Fermoy Aerodrome/Fitzgerald Barracks	Carrignagroghera	Dublin Road Fermoy

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.21

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a request that a Victorian gable fronted dwelling at Cooldubh be included on the RPS.

#### RELEVANT SUBMISSIONS

None

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1480	Victorian Gable fronted dwelling	Cooldubh	Lissarda

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.22

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a request that Lotamore House be included in the RPS.

#### RELEVANT SUBMISSIONS

None

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to insert a new RPS after RPS1462 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1481	Lotamore House	Lotamore	Lotamore

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.23

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission relating to Rathclaren House which is included on the draft RPS.

#### RELEVANT SUBMISSIONS

1736

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to amend the wording of RPS no 1391 as follows

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1391	Exterior of Rathclaren House – former rectory to Holy Trinity Church	Farrangark	Farrangark, near Kilbrittain

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.24

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

This change is required to address a submission made relating to Templebreedy National School which is on the draft RPS.

#### RELEVANT SUBMISSIONS

1814

#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to amend the wording of RPS as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
1390	Templebreedy National School – original school building	Knocknagore	Church Hill Crosshaven

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.25

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014 a request was made to delete the CBS Building (Community and Enterprise Centre), Main Street, Charleville from the RPS as follows.

#### RELEVANT SUBMISSIONS

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#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to delete RPS 01059 as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
01059	CBS Building (Community and Enterprise Centre)		Main St, Charleville

NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.



## PROPOSED CHANGE NO. 12.26

### AMENDMENT TO THE RECORD OF PROTECTED STRUCTURES

#### ORIGIN OF CHANGE

Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014 a request was made to delete the Vickery's Building in Bantry from the RPS as follows.

#### RELEVANT SUBMISSIONS

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#### PROPOSED CHANGE

- 1) It is proposed to make a change to Table 1.1 of Volume 2 Heritage and Amenity of the draft plan to delete RPS as follows:

NO	NAME OF STRUCTURE	TOWNLAND	LOCATION
00919	Vickery's Inn – Townhouse/Inn	Townlots	New Street Bantry

**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**



## PROPOSED CHANGE NO. 12.27

### AMENDMENT TO MITCHELSTOWN ARCHITECTURAL CONSERVATION AREA (ACA)

#### ORIGIN OF CHANGE

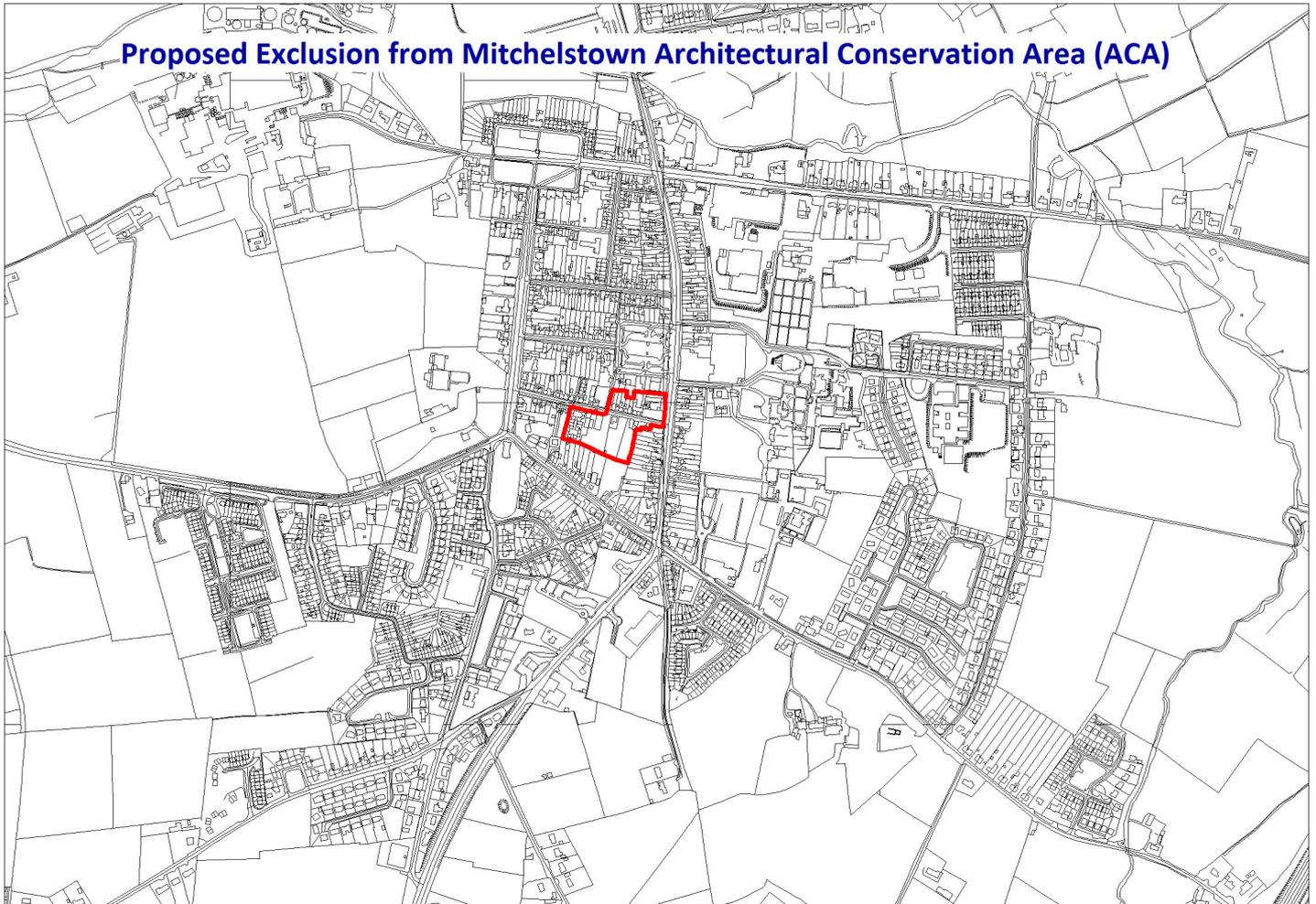
Following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014 a request was made to change the Mitchelstown Architectural Conservation Area as outlined in attached map:

#### RELEVANT SUBMISSIONS

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#### PROPOSED CHANGE

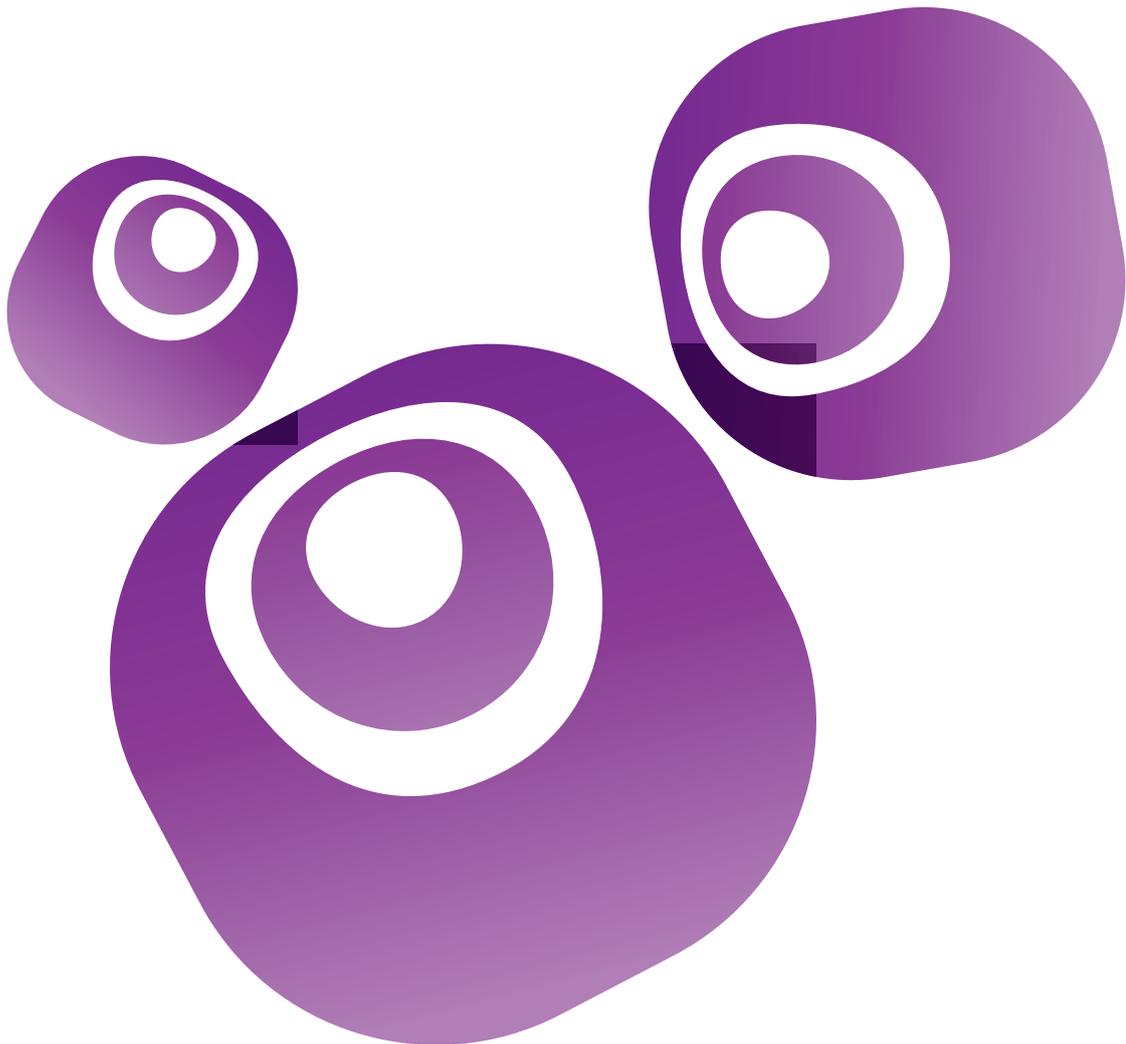
- 1) It is proposed to make a change to the Mitchelstown Architectural Conservation Area(ACA) in the Draft Plan and insert new map in Map Browser as follows;



**NOTE: THIS CHANGE REFERS TO THE TEXT & MAP BROWSER OF THE PLAN.**

# Chapter Thirteen

# Green Infrastructure and Environment





## PROPOSED CHANGE NO. 13.1

### KEY THEMES OF GREEN INFRASTRUCTURE STRATEGY

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1852.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text in Paragraph 13.2.3 as follows:

There are a number of key themes which the Green Infrastructure Strategy will seek to address which include;

- Sustainable Water Management.
- Climate Change Adaptation and Mitigation.
- Recreation and Amenity Provision.
- Landscape Protection.
- Biodiversity Protection.
- Archaeological and Architectural Heritage Protection.
- **Flood Risk / Alleviation.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 13.2

### IRISH WATER

#### ORIGIN OF CHANGE

This change is required to update the text of the draft plan relating to the establishment of Irish Water.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete and insert additional text in Paragraph 13.10.12 as follows:

The establishment of Irish Water ~~will result~~ **has resulted** in the transfer of the water investment and maintenance programmes from County and City Council's to this new state owned company. The detailed policies and objectives relating to Water Service provision in the County are outlined in Chapter 11 Water Services and Waste.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 13.3

### SURFACE WATER PROTECTION

#### ORIGIN OF CHANGE

This change is required to include the recommendations as set out in the Natura Impact Report.

#### RELEVANT SUBMISSIONS

None.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert the following additional text and objective after Objective GI 10-1 as follows:

**The European Communities Environmental Objectives Surface Waters Regulations 2009, (S.I. No. 272 of 2009), as amended, apply to all surface waters and institute a wide-ranging set of environmental standards for Irish surface waters, giving effect to the requirements of the Water Framework Directive (2000/60/EC).**

#### County Development Plan Objective

#### GI 10-X: Surface Water Protection

Protect and improve the status and quality of all surface waters throughout the County, including transitional and coastal waters.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 13.4

### NOISE EMISSIONS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1762.

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert additional text to Paragraphs 13.13.1 and 13.13.2 as follows:

#### **Noise and Light Emissions**

Cork County Council has prepared two Draft Noise Action Plans for the Cork area as required by the Environmental Noise Regulations 2006. **Cork County Council has produced two finalised Noise Action Plans, in accordance with the European Noise Directive 2002/49/EC, which impacts the Cork County functional area.** These Noise Action Plans are 5 year strategic plans covering the period 2013 to 2018:

- Cork Agglomeration Noise Action Plan 2013-2018 (in conjunction with Cork City Council).
- Major Roads Cork County Noise Action Plan 2013-2018.

The purpose of these Noise Action Plans is to act as a means of managing environmental noise, and to meet the aims of the European Noise Directive (END) of preventing, and reducing where necessary, environmental noise through the adoption of the Plans. **The planning authority will have regard to the Noise maps in the Action Plans, when assessing planning applications. The planning authority will also give careful consideration to the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical.** See also Chapter 10 Transport and Mobility.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



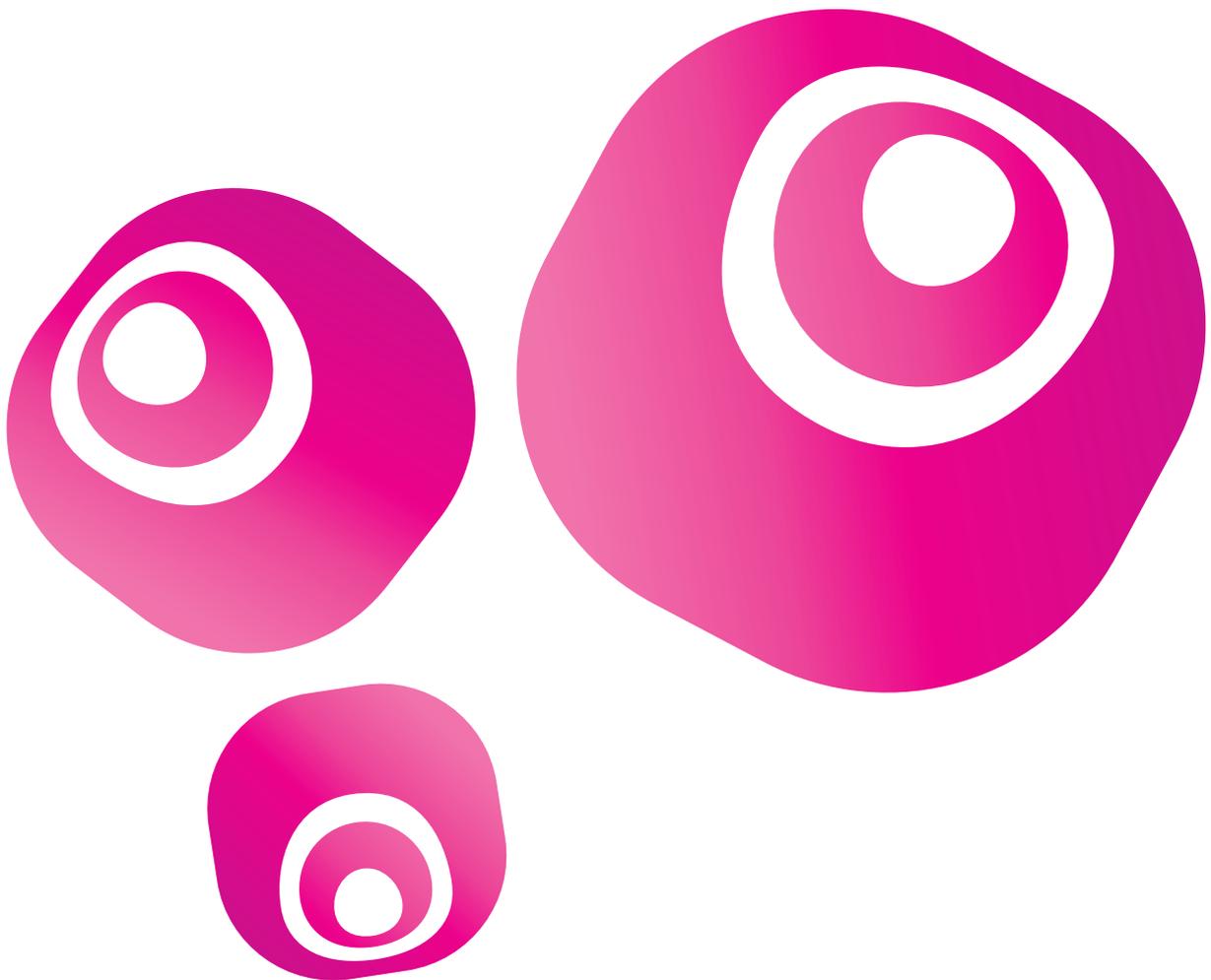
**Cork County Development Plan Review  
Proposed Amendments to the  
Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**

# Chapter Fourteen

# Zoning and Land Use





## PROPOSED CHANGE NO. 14.1

### ENSURE THAT ZONING OBJECTIVE ZU 3-4 IS COMPLIANT WITH ARTICLE 10 OF THE HABITATS DIRECTIVE

#### ORIGIN OF CHANGE

This change is required to address issues raised regarding the compliance of objective ZU 3-4 with Article 10 of the Habitats Directive.

#### RELEVANT SUBMISSIONS

1781

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to Objective ZU 3-4: Appropriate Uses in Open Space, Sports, Recreation and Amenity Areas as follows:

ZU 3-4: Appropriate Uses in Open Space, Sports, Recreation and Amenity Areas

‘Promote the provision of sports areas including playgrounds, sports centres, sports pitches, other areas for outdoor activities, outdoor recreation training centres, parks, landscaped areas, agricultural areas (including allotments), private landscaped gardens and woodlands **in accordance with Article 10 of the Habitats Directive.**’

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 14.2

### OBJECTIVE ZU 3-7 APPROPRIATE WASTE USES IN INDUSTRIAL AREAS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to reflect National Waste Management Policy

#### RELEVANT SUBMISSIONS

1888 ,1836, 1874, 1842 1751 PLANNING AND DEVELOPMENT SPC

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to amend Objective ZU 3-7: Appropriate Uses in Industrial Areas by deleting ZU 3-7 (b) and inserting additional text to ZU 3-7 (c) as follows:

~~b) Industrial areas that are not used for small to medium sized industry, warehousing or distribution are considered generally to be suitable for waste management activities (including the treatment and recovery of waste material but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes that are not generated by the company.~~

c) The provision of strategic large scale waste treatment facilities **including waste to energy recovery facilities** will be considered in 'Industrial Areas' designated as Strategic Employment Areas in the local area plans subject to the requirements of, National Policy, future Regional Waste Management Plans and the objectives set out in local area plan's.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



# Chapter Fifteen

# Putting this Plan into Practice





## PROPOSED CHANGE NO. 15.1

### IMPLEMENTATION CONTEXT

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions, SEA Environment Report and Natura Impact Report.

#### RELEVANT SUBMISSIONS

1842, 1775, 1785, 1888, SEA Environment Report and Natura Impact Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new paragraphs before Paragraph 15.1.1 as follows:

**Under the Planning and Development Acts 2000-2012, Cork County Council has a statutory obligation to secure the implementation of the objectives of the County Development Plan. Cork County Council is fully committed to the implementing this Development Plan. The Council will actively undertake a leadership role to progress and secure the Development Plan policies and objectives.**

**In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The 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.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.2

### RECOGNISE ROLE OF IRISH WATER

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1881
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text in Paragraph 15.1.4 and delete Paragraph 15.1.5 as follows:

For some time, the National Roads Authority has been responsible for investment in National Roads. The National Transport Authority is responsible for public transport promotion and licensing and for the funding of certain sustainable transport investment programs in the County Metropolitan Area. Bus Éireann and Iarnród Éireann are the principal public transport operators in the County. **Since the 1<sup>st</sup> January 2014 Irish Water has taken over responsibility for all public water services infrastructure (water supply and waste water).**

~~From 1st January 2014 Irish Water will be responsible for all public water services infrastructure.~~

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.3

### IMPLEMENTATION MECHANISMS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1842, 1775, 1920, 1785, 1912, 1774, 1719, Planning and Development SPC,
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text in Paragraph 15.1.7 as follows:

Therefore, the successful implementation of this plan, perhaps unlike previous County Development Plans, will be a combined effort, shared by a number of key stakeholders. It is essential that this section of the plan should set out a clear vision of the infrastructure that must be delivered and the priorities for its delivery. **Also mechanisms need to be established between the key stakeholders in order to deliver the critical water services, roads, public transport, communications and energy infrastructure required.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.4

### INCLUSION OF CRITICAL PROJECTS FROM OBJECTIVE TM 3-1 IN CHAPTER 15

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions

#### RELEVANT SUBMISSIONS

1742
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new text in Paragraph 15.2.2 as follows:

Therefore this section focuses on the delivery and priorities for infrastructure required to facilitate the planned economic and population growth, both in the Cork 'Gateway' area of the County, and elsewhere, as set out in this plan. (See Tables 15.1 and 15.2). ~~See also Chapter 10 Transport and Mobility and Chapter 11 Water Services and Waste~~ **Chapter 10 Transport and Mobility (TM3-1: National road network) lists the key critical road infrastructure projects for the County. See also Chapter 11 Water Services and Waste for additional details in relation to water services infrastructure projects.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.5

**TABLE 15.1 CORK GATEWAY: MAJOR HOUSING & EMPLOYMENT PROJECTS INFRASTRUCTURE DELIVERY PRIORITIES**

### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014 relating to the timing of all of the proposed Master plans and also the inclusion of a Sustainable Integrated Transport and Mobility Study.

### RELEVANT SUBMISSIONS

1842, 1775, 1920, 1785, 1912, 1774, 1888, 1884, 1830, 1909, 1719, 1917, 1829, Planning SPC, SEA Environment Report and Natura Impact Report

### DRAFT PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete Table 15.1 and replace with revised Table 15.1 as follows:

Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
One	Housing	Carrigaline, (Shannon Park)	Cork Lower Harbour Towns Sewerage Scheme	Water supply upgrade N28/public transport upgrade	Commitments to critical infrastructure anticipated. Supports employment development at Ringaskiddy Masterplan Study to be completed early 2015. Local Area Plan Amendment late 2015 so that development could commence early 2017.
		Midleton, (Water-rock)	Water supply Local access roads/bridge	Waste water upgrade Water supply upgrade (reservoir) Additional rail station N25 Upgrade including interchange improvements New Bridge over rail line and distributor roads. Local junction improvements	Midleton rail corridor location Rail connection supports increased employment in Cork City Centre. Masterplan Study to be completed early 2015. Local Area Plan Amendment late 2015 so that development could commence early 2017.



Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
				(Gyratory)	
		Carrigtwohill (North of Railway)	Waste water treatment plant upgrade Local access Roads/Bridge	N25 Upgrade including interchange improvements	Midleton rail corridor location Rail connection supports increased employment in Cork City Centre Timed to follow completion of development south of railway. Masterplan Study to be completed early 2015. Local Area Plan Amendment late 2015 so that development could commence early 2017.
	Employment	Cork Science, Innovation & Technology Park Phase I	Water supply infrastructure. Wastewater infrastructure. Local Road Access	Enhanced Public Transport Infrastructure N40 Junction Improvement	
		Little Island	Introduction of Bus Service Walking/Cycling Connectivity to Rail Station	Local access roads upgrade (part of Dunkettle Interchange Upgrade project)	Key location for manufacturing, storage and logistics related employment uses displaced from Cork City development areas (e.g. Docklands).
		Midleton	Water supply Local access roads/bridge	N25 interchange improvements Local junction improvements (Gyratory) Waste water upgrade Water supply upgrade (reservoir) Additional rail station	Rail corridor location. Manufacturing & service sector potential
		Ringaskiddy	N28/public transport upgrade	Lower Harbour Towns Waste Water	Primary location for future port development & port uses displaced from Cork City Centre development areas (e.g. Docklands) Large scale technology based manufacturing e.g. (pharmaceutical) Research and employment linkages with National Maritime College of Ireland.
		Carrigtwohill	Waste water upgrade	N25 Upgrade and interchange improvements	Rail corridor location. Major large scale greenfield industrial site. Additional capacity for



Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
					manufacturing, storage and logistics related employment uses displaced from Cork City development areas (e.g. Docklands).

Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
Two	Housing	Ballincollig (Maglin)	Local road infrastructure  Provision and extension of sewer infrastructure	Water Supply Upgrade (reservoir) Major road infrastructure Improvements Public Transport Infrastructure/CATS	Would support increased employment in Cork City Centre. A Sustainable Integrated Transport and Mobility Study is required. Masterplan Study to be completed mid 2016. To be included in the Review of the relevant Local Area Plan which will be adopted mid 2017. Development could commence during 2018.
		North Environs (Ballyvolane)	Waste water connection Water supply infrastructure	Public Transport Infrastructure Cork Northern Ring Road	Masterplan Study to be completed mid 2016. To be included in the Review of the relevant Local Area Plan which will be adopted mid 2017. Development could commence during 2018.
		Glanmire (Dunkettle)	Local access roads/bridge	Public Transport Infrastructure	Supports increased employment in Cork City Centre Masterplan Study needs to resolve transportation issues to be completed by mid 2016. To be included in the Review of the relevant Local Area Plan which will be adopted mid 2017. Development



Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
					could commence during 2018.
		Blarney (Stoneview)	Provide/Upgrade Waste water and Water Supply infrastructure Provide adequate road access.	Rail Station Cork Northern Ring Road Junction onto N20	The Masterplan prepared in 2006 needs to be reviewed to address transportation issues. This could be completed by mid 2016. To be included in the Review of the relevant Local Area Plan which will be adopted mid 2017. Development could commence during 2018.

Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
Three	Housing	Monard	Waste water Infrastructure Water supply infrastructure	Rail Station Cork Northern Ring Road	Completion of SDZ procedures estimated mid 2017
		Cobh	Improved road access between N25 and Cobh Town	Cork Lower Harbour Towns Sewerage Scheme	Supports increased employment in Cork City Centre Commencement of the Master plan requires resolution of transportation issues.
	Employment	Cork Science, Innovation & Technology Park Phase II	Enhanced Public Transport Infrastructure N40 Junction Improvement		
		Ballincollig	Local road infrastructure	Water Upgrade Public Transport Infrastructure/CATS	A Sustainable Integrated Transport and Mobility Study is required. Has significant office potential linked to housing growth



Tranche	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
		Cobh (Marino Point)	Improved road access between N25 and Cobh Town  Wastewater Infrastructure		Secondary location for future port development (with rail connectivity) & port or 'Seveso' uses displaced from Cork City Centre development areas (e.g. Docklands)
		Cork Science, Innovation & Technology Park Phase III			
		Cork Airport Phase II	Enhanced public transport Wastewater Upgrade Water Supply Upgrade.	Secondary airport access road	

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.6

### TRANCHES AND TABLE 15.1

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and following discussions at Development Committee Meetings held on the 11<sup>th</sup> of July, the 18<sup>th</sup> of July and the 25<sup>th</sup> of July 2014 relating to the timing of all of the proposed Master plans.

#### RELEVANT SUBMISSIONS

1842, 1775, 1920, 1785, 1912, 1774, 1888, 1884, 1830, 1909, 1719, Planning and Development SPC,

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text to Paragraph 15.2.8, 15.2.9 and 15.2.10 as follows:

Projects proposed in the ~~short term~~ **Tranche One** are those projects where development could commence almost immediately when the economy and housing market recover. **Where appropriate the completion of Master Plan studies by early 2015 will identify the overall approach to infrastructure, transportation and other issues and where appropriate they will be supported by an amendment to the relevant Local Area Plan so that development can commence in 2017.** The County Council will invite the appropriate infrastructure agencies to make immediate provision for these projects in their capital programmes so that substantial progress can be made during the lifetime of this plan. These are projects where there may have already been substantial investment in public infrastructure (such as the investment in the rail network serving East Cork) or where it is likely that major investment will be authorised in the near future (such as the upgrading of the N28 or the construction of the ~~Cork Lower Harbour Towns Waste Water System~~ **Sewerage Scheme**). Generally, the infrastructure solution for projects in this category is already identified and/or planned to an advanced stage. To assist with the implementation of these projects, the delivery of appropriate local area or other site specific plans will be prioritised to facilitate their development at an early date.

Projects identified for the ~~medium term~~ **Tranche Two** are ~~either not immediately required (perhaps because there are other projects in the area that need to complete before these new projects can commence) or the critical infrastructure that they require may not be at a sufficiently advanced planning stage to warrant inclusion in the short term category~~ at a less advanced planning stage. **Where appropriate in order to resolve infrastructure, transportation and other issues the County Council is prioritising the preparation of these Master Plan studies by mid 2016, which will then inform the review of the relevant Local Area Plan so that development could commence in 2018.** The County Council will invite the appropriate infrastructure agencies to make substantial progress in the design and planning for these projects so that they are candidates for inclusion in their capital programmes in the latter part of the lifetime of this plan. ~~To assist with the implementation of~~



~~these projects, the preparation of appropriate local area or other site specific plans will be utilised as a means of co-ordinating the planning and delivery of appropriate infrastructure to an agreed timescale.~~

Projects in the long term category **Tranche Three** are projects where there is a **more** extensive lead time for the provision of critical infrastructure and **master plan studies will be used to resolve these issues**. The County Council will invite the appropriate infrastructure agencies to carry out preliminary design studies for these projects so that more detailed design can be executed when the requirement to advance these projects arises in the coming years.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.7

### TABLE 15.2 COUNTY CORK PLANNED DEVELOPMENT SUMMARY OF CRITICAL INFRASTRUCTURE (MAIN TOWNS)

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and the SEA Environment Report and Natura Impact Report.

#### RELEVANT SUBMISSIONS

1842, 1775, 1920, 1785, 1912, 1774, 1888, 1884, 1830, 1909, 1719, 1922, 1917, 1829, Planning SPC, SEA Environment Report and Natura Impact Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete Table 15.2 and insert a new revised Table 15.2 as follows:



**Table 15.2: County Cork: Planned Development  
Summary of Critical Infrastructure (Main Towns)**

Cork Gateway/ County Metropolitan SPA	Short Term	Medium/Long Term
	<ul style="list-style-type: none"> <li>• Cork Lower Harbour Sewerage Scheme</li> </ul> <p><u>Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• WWTP upgrade</li> <li>• Local access roads/bridge</li> </ul> <p><u>Midleton</u></p> <ul style="list-style-type: none"> <li>• Water Supply ()</li> <li>• Local access roads/bridge</li> </ul> <p><u>Cobh</u></p> <ul style="list-style-type: none"> <li>• Improved road access between N25 and Cobh Town</li> </ul> <p><u>Ringaskiddy</u></p> <ul style="list-style-type: none"> <li>• N28/ Public Transport Upgrade</li> </ul> <p><u>Cork Science &amp; Innovation Park</u></p> <ul style="list-style-type: none"> <li>• Water Supply &amp; Wastewater Upgrade</li> <li>• Local Road Access</li> </ul> <p><u>Little Island</u></p> <ul style="list-style-type: none"> <li>• Introduction of Bus Service</li> <li>• Walking/Cycling Connectivity to Rail Station</li> </ul>	<p><u>Midleton/Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• N25 Upgrade including interchange improvements</li> </ul> <p><u>Midleton</u></p> <ul style="list-style-type: none"> <li>• WWTP upgrade</li> <li>• Water Supply upgrade</li> <li>• Additional rail station (Water-rock)</li> <li>• New Bridge over rail line and distributor roads</li> <li>• Local junction improvements (Gyratory)</li> </ul> <p><u>Carrigaline</u></p> <ul style="list-style-type: none"> <li>• Water supply upgrade</li> </ul> <p><u>Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• Local Roads/Bridges</li> </ul> <p><u>Glanmire/Dunkettle</u></p> <ul style="list-style-type: none"> <li>• Local access roads/bridge</li> <li>• Public Transport Infrastructure</li> </ul> <p><u>Ballincollig</u></p> <ul style="list-style-type: none"> <li>• Water Supply upgrade</li> <li>• Local Roads/Public transport upgrade</li> <li>• Major Roads infrastructure improvements</li> <li>• Public Transport Infrastructure/CATS</li> </ul> <p><u>Douglas</u></p> <ul style="list-style-type: none"> <li>• Local Roads/Public transport upgrade</li> </ul> <p><u>Blarney</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Junction onto N20 (Stoneview)</li> <li>• Rail station (Stoneview)</li> </ul> <p><u>Monard</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Rail station</li> </ul> <p><u>Ballyvolane</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Public Transport Infrastructure</li> <li>• Cork Northern Ring Road</li> </ul> <p><u>Cork Science &amp; Innovation Park</u></p> <ul style="list-style-type: none"> <li>• Enhanced Public Transport</li> </ul>



Mallow Hub Town		<p style="text-align: center;"><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• N40 Junction Improvement</li> </ul> <p><u>Cork Airport</u></p> <ul style="list-style-type: none"> <li>• Secondary airport access road</li> <li>• Enhanced public transport</li> </ul>
	<ul style="list-style-type: none"> <li>• Mallow Northern Relief Road</li> <li>• WWTP upgrade</li> <li>• SuD s plan for Mallow</li> </ul>	<ul style="list-style-type: none"> <li>• Implement Mallow/Ballyvinter WSS</li> <li>• Water supply network upgrade</li> <li>• Road/network upgrade</li> </ul>
Greater Cork Ring SPA	<ul style="list-style-type: none"> <li>• WWTP (Youghal)</li> <li>• WWTP upgrade (Macroom)</li> </ul>	<ul style="list-style-type: none"> <li>• Reservoir (Bandon)</li> <li>• WWTP upgrade (Bandon)</li> <li>• Reservoir (Kinsale)</li> <li>• Northern and Western Relief Road (Kinsale)</li> <li>• Reservoir (Macroom)</li> <li>• Reservoir (Youghal)</li> <li>• M22</li> </ul>
	<ul style="list-style-type: none"> <li>• New drinking water source and major system upgrade (Mitchelstown)</li> <li>• WWTP upgrade (Mitchelstown)</li> <li>• WWTP upgrade (Millstreet)</li> <li>• WWTP upgrade (Newmarket)</li> <li>• Drinking water network upgrade (Buttevant &amp; Charleville)</li> <li>• Stormwater and Wastewater Plan where appropriate*</li> </ul>	<ul style="list-style-type: none"> <li>• Trunk water main (Newmarket)</li> <li>• M20</li> </ul>
West Cork SPA	<ul style="list-style-type: none"> <li>• WWTP Upgrade (Clonakilty)</li> <li>• New drinking water source and major system upgrade (Clonakilty)</li> <li>• New drinking water source and major system upgrade (Bantry)</li> <li>• New drinking water source and major system upgrade (Castletownbere)</li> <li>• WWTP (Castletownbere)</li> <li>• Relocation of WWTP discharge point (Dunmanway)</li> </ul>	<ul style="list-style-type: none"> <li>• WWTP upgrade (Bantry)</li> <li>• Relief Road (Bantry)</li> <li>• New drinking water source and major system upgrade (Schull)</li> </ul>

\*See Proposed Change 2.4

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.8

### RECOGNISE ROLE OF IRISH WATER

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1881

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete text and insert new text in Paragraph 15.3.4 follows:

#### Water Infrastructure

~~From~~ Since January 2014 the funding of water infrastructure ~~will be~~ is the responsibility of Irish Water. Those intending to carry out development will need to enter a 'Connection Agreement' with Irish Water that will cover the funding and delivery of the appropriate water infrastructure

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.9

### MONITORING

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions, SEA Environment Report and Natura Impact Report.

#### RELEVANT SUBMISSIONS

1842, 1775, 1785, 1888, SEA Environment Report and Natura Impact Report

#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new paragraphs after Paragraph 15.4.4 and a new Appendix X as follows:

**Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the Plan, the preparation of a regular monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example, in the interpretation of development plan objectives in the development management process.**

**The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Development Plan, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority or Irish Water etc.**

**A possible list of key indicators for Monitoring the Implementation of the Cork County Development Plan is set out in Appendix X. Some or all of these indicators will be used subject to adequate resources being available. Sources of data from other organisations (NRA, NTA, IW, ESRI, Forfas, NESC and CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the plan. Initial monitoring will take place two years after the adoption as part of the Manager's Report on progress.**



## Appendix X

### List of Possible Key Indicators for Monitoring the Implementation of the Cork County Development Plan.

<b>Issue</b>	<b>Indicator</b>	<b>Source</b>
<b>Core Strategy</b>	<p>1. Population Growth at County, Strategic Planning Area and Main Settlement level.</p> <p>2. Overall supply of residentially zoned land at a County, Strategic Planning Area and main settlement level-RLA, PPU.</p> <p>3. Size of Strategic Land Reserve at a County, Strategic Planning Area level.</p> <p>4. Number of houses built within urban areas at a County, Strategic Planning Area and Settlement level.- DoE, PPU</p>	<p>1. Census 2011 and 2016.</p> <p>2. Residential Land Availability Study (RLAS), DoECLG, PPU.</p> <p>3. Residential Land Availability Study (RLAS), DoECLG, PPU.</p> <p>4. Residential Land Availability Study (RLAS), DoECLG, PPU.</p>
<b>Housing</b>	<p>5. Housing density permitted on zoned land in all Main Settlements under High, Medium A and Medium B housing density categories.</p> <p>6. The amount of land, monetary contribution and housing units delivered under Part V.</p>	<p>5. Residential Land Availability Study (RLAS), DoECLG, PPU.</p> <p>6. Housing, PPU, DoECLG.</p>
<b>Rural Coastal and Islands</b>	<p>7. Number of individual rural houses built on a County, Strategic Planning Area, Rural Housing Area Types and DEDs level.</p> <p>8. The categories of rural generated housing granted under each category in each Rural Housing Area Type</p> <p>9. Number of individual rural houses where permission was refused and the reason why</p>	<p>7. Geo-directory, Development Management, PPU.</p> <p>8. Development Management, PPU.</p>



	on County Strategic Planning Area, Rural Housing Area Types and DEDs level.	9. Development Management, PPU.
Economy and Employment	10. The amount of zoned employment land available under Enterprise, Business and Industrial categories at a County, Strategic Planning Area and Main Settlement level.	10. Development Management, PPU.
Retail and Town Centres	11. The level of vacancy within the town centre of each main settlement.  12. The amount of retail floorspace permitted at a County, Strategic Planning Area and Main Settlement level.	11. Development Management, PPU.  12. Development Management, PPU.
Energy	13. The number of wind turbines permitted in the County within each of the Wind Deployment Areas.  14. The number of additional wind turbines operational in the County within each of the Wind Deployment Areas	13. Development Management, PPU.  14. Development Management, PPU and other stakeholders.
Transport	15. The change in modal share over the Plan period at a County, Metropolitan /Cork Gateway and Hub Town level- Census, PPU  16. The change in the level and frequency of public transport services at a Strategic Planning Area and Main Settlement level.	15. Development Management, PPU and other stakeholders.  16. PPU and other stakeholders.
Putting the Plan into Practice	17. Delivery of the Critical Infrastructure required as identified in Table 15.1 and 15.2 at a Strategic Planning Area and Main Settlement level.	17. PPU and other stakeholders.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.10

### THE LOCAL ECONOMIC AND COMMUNITY PLANS (LECPs)

#### ORIGIN OF CHANGE

This change is required to update the plan regarding developments since the publication of the Local Government (Reform) Act 2014 concerning the preparation of the Local Economic and Community Plans for Cork County.

#### RELEVANT SUBMISSIONS

N/A
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#### PROPOSED CHANGE

It is proposed to make a change to the draft plan to insert text in Chapter 15 under a new section called 'Local Economic and Community Plans' after section 15.4 as follows:

##### **Local Economic and Community Plans**

Legislation requires the preparation of a six year Local Economic and Community Plan (LECP) by the Local Community Development Committee (LCDC) and the Local Authority, and the LECP will include two elements:

- a local economic element, and
- a community development element

Importantly, the LECP will not be presented as a stand-alone document but rather will be informed by, and contribute to, the wider suite of national, regional and local strategies.

The legislation envisaged that the LECP will be consistent with its informing strategies, set at a European, National and Regional level, while also being consistent and integrated with complementary plans at its own level. In particular, the LECP must be consistent with the Core Strategy and objectives of this Plan and the planned for Regional Spatial and Economic Strategy (RSES), currently the Regional Planning Guidelines.

The LECP is required to be underpinned by a number of guiding principles, reflective of the development focus of the European Commission to create a smart, inclusive and sustainable region. These guiding principles are:



- **Promotion and Main Streaming of Equality**
- **Sustainability**
- **Maximising Returns**
- **Participative Planning**
- **Community Consultation and Engagement**
- **Community Development Principles**
- **Accessibility and Ownership**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.11

### LOCAL AREA DEVELOPMENT AND LOCAL AREA PLANS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions and to reflect the enactment of the Local Government (Reform) Act 2014.

#### RELEVANT SUBMISSIONS

1842, 1775, Planning and Development SPC

#### PROPOSED CHANGE

1) It is proposed to make a change to the draft plan to delete Section 15.5 in its entirety and replace with the following text;

#### Role of the County Development Plan

During its six-year life the development plan provides one of the key policy contexts for individual planning decisions. The plan is part of a hierarchy of land use and spatial plans including the National Spatial Strategy (NSS), the South West Regional Planning Guidelines (RPG), Cork Area Strategic Plan (CASP), The North and West Strategic Plan (N&WSP) and, at the very local level, Local Area Plans. The development plan utilises the national and regional planning framework to inform and structure land-use policies at County level, which in turn provide a basis for day-to-day planning decisions.

#### Local Area Plans

A planning authority is obliged to prepare a Local Area Plan for an area which:

- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
- Has a population in excess of 5,000 persons.

In addition, planning authorities are obliged to prepare local area plans in respect of towns with population in excess of 1,500 persons where objectives for the area are not included in its development plan.



For the period of this plan, the following towns are affected by these requirements:

- Ballincollig
- Bandon
- Bantry
- Blarney
- Carrigaline
- Charleville
- Cobh
- Clonakilty
- Dunmanway
- Fermoy
- Kanturk
- Kinsale
- Macroom
- Mallow
- Middleton
- Millstreet
- Mitchelstown
- Skibbereen
- Youghal

Before the realignment of the electoral areas as set out in the Local Electoral Area Boundary Committee Report 2013, there were 10 electoral areas of the County each benefiting from a Local Area Plan setting out land use objectives for the towns and smaller settlements in each area. However, since the enactment of the Local Government (Reform) Act 2014, there are 8 such areas now referred to as 'Municipal Districts'. It is the intention of the Planning Authority to prepare 8 new local area plans in accordance with these new Municipal Districts as outlined further on in this section.

In the past, 9 of the County's Towns have been served by Town Councils who were independent planning authorities and maintained their own Development Plans. However, in accordance with the Local Government (Reform) Act 2014, all of the Town Councils have been dissolved and the County Council are now the sole planning authority for the entire area. The intention is that these town plans will expire when the new Municipal District Local Area Plans are adopted.

In addition the County Council has prepared two Special Local Area Plans, one for Cork International Airport (2010), reflecting its strategic position in the region and identifying its future land use and infrastructure requirements and a second for Mallow as Cork's only 'Hub' town as identified in the National Spatial Strategy. This Mallow Special Local Area Plan will expire in July 2015 and in the short term is it intended to amend the Mallow Electoral Area Local Area Plan, 2011 to include the Mallow Environs. The Mallow Environs are the parts of Mallow, outside the former town council boundary which is not included in the Mallow Town Plan. As stated, the



Mallow Town Plan will remain as the development plan for the town until the new 'Municipal District' plan is adopted.

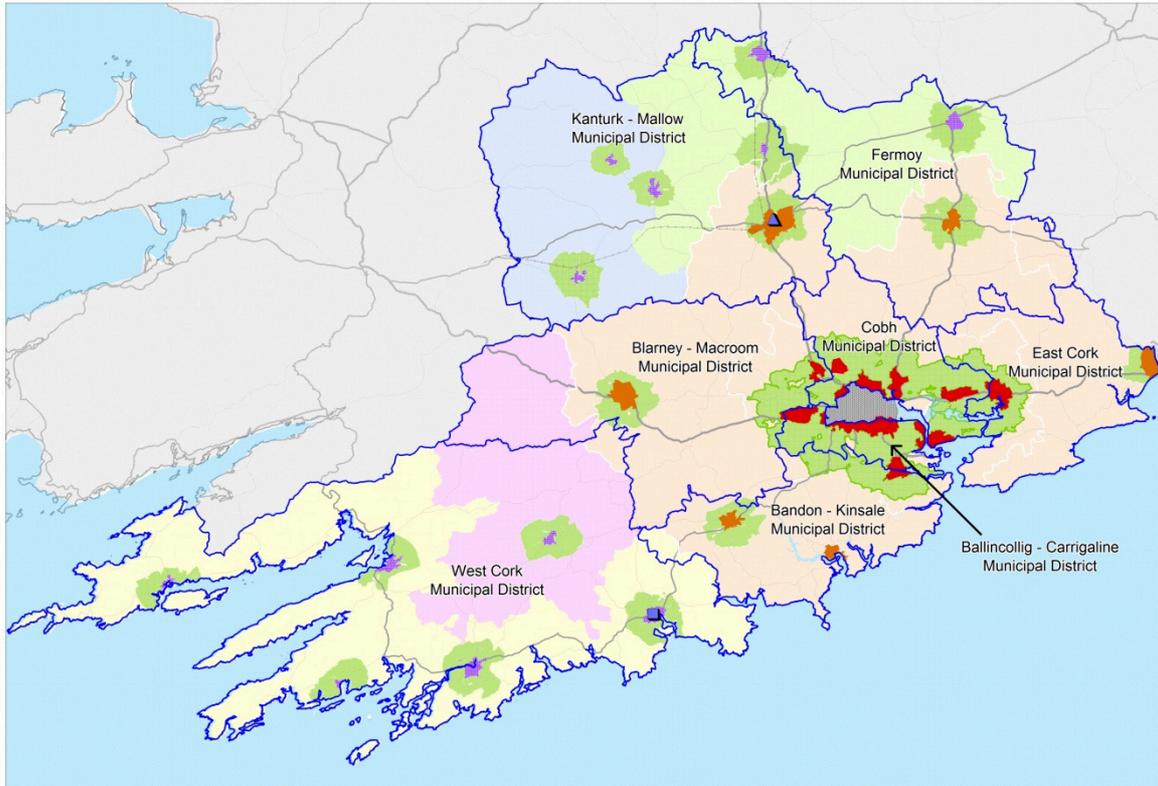
The Department of the Environment, Community and Local Government have also published Local Area Plan Guidelines for Planning Authorities (June 2013) and Local Area Plans Manual (June 2013) which will provide guidance on the review of these plans.

#### The Municipal District Local Area Plans

Following the adoption of the County Development Plan, the preparation of the 8 new Municipal District Local Area Plans will commence. These plans must be in compliance with the Core Strategy set out in Chapter 2 of this plan. In addition, the local area plans will need to carefully assess the potential of all settlements within the settlement network identified in Chapter 2 and their ability to contribute in a meaningful way, to the supply of housing for each Municipal District Area.

In this regard, particular attention will be given to the water services availability and on the population targets for each settlement within the settlement network so that this county plan and any future local area plan will not be undermined by the extensive nature of the settlement network resulting in development that is not plan lead and has the potential to cause other environmental, economic and social pressures. This will be carried out in accordance with the objectives in Chapter 2 and the future growth proposed for these settlements will be reviewed in the local area plans.

Appendix X sets out the composition of the 8 Municipal District Local Area Plans including the main settlements, key villages (including West Cork Island Communities), villages, village nuclei and other locations. The following map gives an indication as to where the main settlements are located within each municipal district boundary.



2) It is proposed to make a change to the draft plan to insert the following tables in a new Appendix X as follows:

**1. Ballincollig-Carrigaline Municipal District Local Area Plan**

Settlement Name	Settlement Type	Former Electoral Area
Carrigaline	MAIN SETTLEMENT	<i>Carrigaline</i>
Ballincollig	MAIN SETTLEMENT	<i>Macroom</i>
Passage West / Monkstown / Glenbrook	MAIN SETTLEMENT	<i>Carrigaline</i>
Cork City - South Environs	MAIN SETTLEMENT	<i>Carrigaline</i>
Ringaskiddy	MAIN SETTLEMENT	<i>Carrigaline</i>
Waterfall	VILLAGE	<i>Carrigaline</i>
Ballynora	VILLAGE	<i>Macroom</i>
Curraghbinny	OTHER LOCATION	<i>Carrigaline</i>
Curraheen	OTHER LOCATION	<i>Carrigaline</i>
Farmers Cross	OTHER LOCATION	<i>Carrigaline</i>



**2. Bandon-Kinsale Municipal District Local Area Plan**

<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Bandon	MAIN SETTLEMENT	<i>Bandon</i>
Kinsale	MAIN SETTLEMENT	<i>Bandon</i>
Crosshaven and Bays	KEY VILLAGE	<i>Carrigaline</i>
Inishannon	KEY VILLAGE	<i>Bandon</i>
Riverstick	KEY VILLAGE	<i>Bandon</i>
Belgooly	KEY VILLAGE	<i>Bandon</i>
Ballinspittle	KEY VILLAGE	<i>Bandon</i>
Minane Bridge	VILLAGE	<i>Carrigaline</i>
Ballinadee	VILLAGE	<i>Bandon</i>
Old Chapel	VILLAGE	<i>Bandon</i>
Kilbrittain	VILLAGE	<i>Bandon</i>
Ballinhassig	VILLAGE	<i>Carrigaline</i>
Ballygarvan	VILLAGE	<i>Carrigaline</i>
Halfway	VILLAGE	<i>Bandon</i>
Tinkers Cross	VILLAGE NUCLEI	<i>Bandon</i>
Fivemilebridge	VILLAGE NUCLEI	<i>Carrigaline</i>
Ballyheada	VILLAGE NUCLEI	<i>Bandon</i>
Aghyohil	VILLAGE NUCLEI	<i>Bandon</i>
Crossmahon	VILLAGE NUCLEI	<i>Bandon</i>
Gaggan	VILLAGE NUCLEI	<i>Bandon</i>
Nohoval	VILLAGE NUCLEI	<i>Bandon</i>
Ballyfeard	VILLAGE NUCLEI	<i>Bandon</i>
Garrettstown/Garrylucas	VILLAGE NUCLEI	<i>Bandon</i>
Dunderrow	VILLAGE NUCLEI	<i>Bandon</i>
Gogganshill	OTHER LOCATION	<i>Bandon</i>
Robert's Cove	OTHER LOCATION	<i>Bandon</i>
Tracton	OTHER LOCATION	<i>Carrigaline</i>
Oysterhaven	OTHER LOCATION	<i>Bandon</i>
Ballymartle	OTHER LOCATION	<i>Bandon</i>
Brownsmill	OTHER LOCATION	<i>Bandon</i>
Barrells Cross	OTHER LOCATION	<i>Bandon</i>
Jagoe's Mill	OTHER LOCATION	<i>Bandon</i>
Kilmacsimon Quay	OTHER LOCATION	<i>Bandon</i>
Killeady	OTHER LOCATION	<i>Bandon</i>
Kilcolman	OTHER LOCATION	<i>Bandon</i>
Sandy Cove	OTHER LOCATION	<i>Bandon</i>



**3. Blarney-Macroom Municipal District Local Area Plan**

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



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

#### 4. Cobh Municipal District Local Area Plan

<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Carrigtwohill	MAIN SETTLEMENT	Midleton
Glanmire	MAIN SETTLEMENT	Blarney
Cobh	MAIN SETTLEMENT	Midleton
Little Island	MAIN SETTLEMENT	Blarney
Cork City - North Environs	MAIN SETTLEMENT	Blarney
Monard	MAIN SETTLEMENT	Blarney
Carrignavar	KEY VILLAGE	Blarney
Glounthaune	KEY VILLAGE	Blarney
Glenville	KEY VILLAGE	Blarney
Whitechurch	VILLAGE	Blarney
Kerry Pike	VILLAGE	Blarney
Upper Glanmire	VILLAGE	Blarney
Knockraha	VILLAGE	Midleton
Killeens	VILLAGE	Blarney
Ballymore/Walterstown	VILLAGE NUCLEI	Midleton
Rathduff	VILLAGE NUCLEI	Blarney
Caherlag	VILLAGE NUCLEI	Blarney
Killard	OTHER LOCATION	Blarney
Whites Cross	OTHER LOCATION	Blarney
Bottlehill	OTHER LOCATION	Blarney
Templemichael	OTHER LOCATION	Blarney



<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Rathcooney	OTHER LOCATION	<i>Blarney</i>
Clogheen	OTHER LOCATION	<i>Blarney</i>
Marino Point	OTHER LOCATION	<i>Midleton</i>
Belvelly	OTHER LOCATION	<i>Midleton</i>
Carrigaloe	OTHER LOCATION	<i>Midleton</i>
Fota Island	OTHER LOCATION	<i>Midleton</i>
Haulbowline island	OTHER LOCATION	<i>Midleton</i>
Spike Island	OTHER LOCATION	<i>Blarney</i>

### 5. East Cork Municipal District Local Area Plan

<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Midleton	MAIN SETTLEMENT	<i>Midleton</i>
Youghal	MAIN SETTLEMENT	<i>Midleton</i>
Whitegate & Aghada	KEY VILLAGE / SPECIALIST EMPLOYMENT AREA	<i>Midleton</i>
Castlemartyr	KEY VILLAGE	<i>Midleton</i>
Killeagh	KEY VILLAGE	<i>Midleton</i>
Cloyne	KEY VILLAGE	<i>Midleton</i>
Mogeely	VILLAGE	<i>Midleton</i>
Ladysbridge	VILLAGE	<i>Midleton</i>
Ballycotton	VILLAGE	<i>Midleton</i>
Shanagarry/Garryvoe	VILLAGE	<i>Midleton</i>
Saleen	VILLAGE	<i>Midleton</i>
Ballymacoda	VILLAGE	<i>Midleton</i>
Dungourney	VILLAGE	<i>Midleton</i>
Churchtown South	VILLAGE	<i>Midleton</i>
Gortaroo (Gortroe)	VILLAGE NUCLEI	<i>Midleton</i>
Ballincurragh	VILLAGE NUCLEI	<i>Midleton</i>
Ballintotis	VILLAGE NUCLEI	<i>Midleton</i>
Clonmult	VILLAGE NUCLEI	<i>Midleton</i>
Leamlara	VILLAGE NUCLEI	<i>Midleton</i>
Lisgoold	VILLAGE NUCLEI	<i>Midleton</i>
Mount Uniacke	VILLAGE NUCLEI	<i>Midleton</i>
Ballinrostig	VILLAGE NUCLEI	<i>Midleton</i>
Ballymackibbot	VILLAGE NUCLEI	<i>Midleton</i>
Inch	VILLAGE NUCLEI	<i>Midleton</i>
Redbarn	OTHER LOCATION	<i>Midleton</i>
Knockadoon	OTHER LOCATION	<i>Midleton</i>
Garryvoe Upper	OTHER LOCATION	<i>Midleton</i>
Carriganass	OTHER LOCATION	<i>Midleton</i>
Barnabrow/Ballymaloe	OTHER LOCATION	<i>Midleton</i>
Gyleen	OTHER LOCATION	<i>Midleton</i>



Settlement Name	Settlement Type	Former Electoral Area
Trabolgan	OTHER LOCATION	<i>Midleton</i>
Roche's Point	OTHER LOCATION	<i>Midleton</i>

## 6. Fermoy Municipal District Local Area Plan

Settlement Name	Settlement Type	Former Electoral Area
Fermoy	MAIN SETTLEMENT	<i>Fermoy</i>
Charleville	MAIN SETTLEMENT	<i>Kanturk</i>
Mitchelstown	MAIN SETTLEMENT	<i>Fermoy</i>
Doneraile	KEY VILLAGE	<i>Mallow</i>
Newtownshandrum	KEY VILLAGE	<i>Kanturk</i>
Kilworth	KEY VILLAGE	<i>Fermoy</i>
Glanworth	KEY VILLAGE	<i>Fermoy</i>
Rathcormack	KEY VILLAGE	<i>Fermoy</i>
Castlelyons/Bridebridge	KEY VILLAGE	<i>Fermoy</i>
Castletownroche	KEY VILLAGE	<i>Mallow</i>
Ballyhooly	KEY VILLAGE	<i>Fermoy</i>
Watergrasshill	KEY VILLAGE	<i>Mallow</i>
Conna	KEY VILLAGE	<i>Fermoy</i>
Kildorrery	KEY VILLAGE	<i>Fermoy</i>
Killavullen	VILLAGE	<i>Mallow</i>
Bartlemy	VILLAGE	<i>Fermoy</i>
Ballynoe	VILLAGE	<i>Fermoy</i>
Clondulane	VILLAGE	<i>Fermoy</i>
Ballindangan	VILLAGE	<i>Fermoy</i>
Glennahulla	VILLAGE	<i>Fermoy</i>
Ballyhea	VILLAGE	<i>Kanturk</i>
Shanballymore	VILLAGE	<i>Mallow</i>
Coolagown	VILLAGE	<i>Fermoy</i>
Curraglass	VILLAGE	<i>Fermoy</i>
Aghern	VILLAGE NUCLEI	<i>Fermoy</i>
Grange	VILLAGE NUCLEI	<i>Fermoy</i>
Ballygiblin	VILLAGE NUCLEI	<i>Fermoy</i>
Araglin	VILLAGE NUCLEI	<i>Fermoy</i>
Curraghalla	VILLAGE NUCLEI	<i>Fermoy</i>
Kildinan (The Pound)	VILLAGE NUCLEI	<i>Mallow</i>
Knockanevin	VILLAGE NUCLEI	<i>Fermoy</i>
Rockmills	VILLAGE NUCLEI	<i>Fermoy</i>



**7. Kanturk-Mallow Municipal District Local Area Plan**

<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Mallow	MAIN SETTLEMENT	<i>Mallow</i>
Newmarket	MAIN SETTLEMENT	<i>Kanturk</i>
Kanturk	MAIN SETTLEMENT	<i>Kanturk</i>
Millstreet	MAIN SETTLEMENT	<i>Kanturk</i>
Buttevant	MAIN SETTLEMENT	<i>Mallow</i>
Dromina	KEY VILLAGE	<i>Kanturk</i>
Milford	KEY VILLAGE	<i>Kanturk</i>
Boherbue	KEY VILLAGE	<i>Kanturk</i>
Knocknagree	KEY VILLAGE	<i>Kanturk</i>
Ballydesmond	KEY VILLAGE	<i>Kanturk</i>
Banteer	KEY VILLAGE	<i>Kanturk</i>
Dromahane	VILLAGE	<i>Mallow</i>
New Twopothouse	VILLAGE	<i>Mallow</i>
Meelin	VILLAGE	<i>Kanturk</i>
Bweeng	VILLAGE	<i>Mallow</i>
Ballydaly	VILLAGE	<i>Kanturk</i>
Ballyclogh	VILLAGE	<i>Mallow</i>
Liscarroll	VILLAGE	<i>Mallow</i>
Tullylease	VILLAGE	<i>Kanturk</i>
Freemount	VILLAGE	<i>Kanturk</i>
Cecilstown	VILLAGE	<i>Mallow</i>
Derrinagree	VILLAGE	<i>Kanturk</i>
Kiskeam	VILLAGE	<i>Kanturk</i>
Kilcorney	VILLAGE	<i>Kanturk</i>
Castlemagner	VILLAGE	<i>Kanturk</i>
Kilbrin	VILLAGE	<i>Kanturk</i>
Rockchapel	VILLAGE	<i>Kanturk</i>
Burnfort	VILLAGE	<i>Mallow</i>
Glantane	VILLAGE	<i>Mallow</i>
Lombardstown	VILLAGE	<i>Mallow</i>
Lyre	VILLAGE	<i>Mallow</i>
Rathcoole	VILLAGE	<i>Kanturk</i>
Churchtown	VILLAGE	<i>Mallow</i>
Cullen	VILLAGE	<i>Kanturk</i>
Lismire	VILLAGE	<i>Kanturk</i>
Cloghboola	VILLAGE NUCLEI	<i>Kanturk</i>
Nad	VILLAGE NUCLEI	<i>Mallow</i>
Taur	VILLAGE NUCLEI	<i>Kanturk</i>
Ballyhass	VILLAGE NUCLEI	<i>Mallow</i>
Aubane	VILLAGE NUCLEI	<i>Kanturk</i>



Settlement Name	Settlement Type	Former Electoral Area
Dromagh/Dromtariff	VILLAGE NUCLEI	<i>Kanturk</i>
Curraraigue	VILLAGE NUCLEI	<i>Kanturk</i>
Knockaclarig	VILLAGE NUCLEI	<i>Kanturk</i>
Mourneabbey (Athnaleenta)	VILLAGE NUCLEI	<i>Mallow</i>
Laharn Cross Roads	VILLAGE NUCLEI	<i>Mallow</i>
Gortroe	VILLAGE NUCLEI	<i>Mallow</i>
Old Twopothouse (Hazelwood)	VILLAGE NUCLEI	<i>Mallow</i>
Lisgriffin	VILLAGE NUCLEI	<i>Mallow</i>
Dromalour	OTHER LOCATION	<i>Kanturk</i>
Sally's Cross	OTHER LOCATION	<i>Kanturk</i>

### 8. West Cork Municipal District Local Area Plan

Settlement Name	Settlement Type	Former Electoral Area
Bantry	MAIN SETTLEMENT	<i>Bantry</i>
Castletownbere	MAIN SETTLEMENT	<i>Bantry</i>
Dunmanway	MAIN SETTLEMENT	<i>Skibbereen</i>
Schull	MAIN SETTLEMENT	<i>Bantry</i>
Clonakilty	MAIN SETTLEMENT	<i>Skibbereen</i>
Skibbereen	MAIN SETTLEMENT	<i>Skibbereen</i>
Drimoleague	KEY VILLAGE	<i>Skibbereen</i>
Ballineen/Enniskeane	KEY VILLAGE	<i>Skibbereen</i>
Rosscarbery	KEY VILLAGE	<i>Skibbereen</i>
Timoleague	KEY VILLAGE	<i>Skibbereen</i>
Union Hall	KEY VILLAGE	<i>Skibbereen</i>
Leap	KEY VILLAGE	<i>Skibbereen</i>
Ballydehob	KEY VILLAGE	<i>Bantry</i>
Durrus	KEY VILLAGE	<i>Bantry</i>
Glengarriff	KEY VILLAGE	<i>Bantry</i>
Courtmacsherry	KEY VILLAGE	<i>Skibbereen</i>
Baltimore	KEY VILLAGE	<i>Skibbereen</i>
Sherkin Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Skibbereen</i>
Cape Clear Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Skibbereen</i>
Heir Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Long Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Whiddy Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Bere Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Dursey Island	WEST CORK ISLAND COMMUNITIES / KV	<i>Bantry</i>
Ring	VILLAGE	<i>Skibbereen</i>
Drinagh	VILLAGE	<i>Skibbereen</i>



<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Goleen	VILLAGE	<i>Bantry</i>
Crookhaven	VILLAGE	<i>Bantry</i>
Kilcrohane	VILLAGE	<i>Bantry</i>
Glandore	VILLAGE	<i>Skibbereen</i>
Castletownshend	VILLAGE	<i>Skibbereen</i>
Ballylickey	VILLAGE	<i>Bantry</i>
Ahaskista	VILLAGE	<i>Bantry</i>
Eyeries	VILLAGE	<i>Bantry</i>
Allihies	VILLAGE	<i>Bantry</i>
Lissavard	VILLAGE	<i>Skibbereen</i>
Ballinascarthy	VILLAGE	<i>Skibbereen</i>
Ardfield	VILLAGE	<i>Skibbereen</i>
Shannonvale	VILLAGE	<i>Skibbereen</i>
Ardgroom	VILLAGE	<i>Bantry</i>
Butlerstown	VILLAGE	<i>Skibbereen</i>
Kealkill	VILLAGE	<i>Bantry</i>
Kilmichael	VILLAGE	<i>Skibbereen</i>
Clogagh	VILLAGE	<i>Skibbereen</i>
Rossmore	VILLAGE	<i>Skibbereen</i>
Teerelton	VILLAGE	<i>Skibbereen</i>
Cappeen	VILLAGE	<i>Skibbereen</i>
Ballynacarriga	VILLAGE	<i>Skibbereen</i>
Ballingurteen	VILLAGE	<i>Skibbereen</i>
Rathbarry (Castlefreke)	VILLAGE	<i>Skibbereen</i>
Castletownkenneigh	VILLAGE	<i>Skibbereen</i>
Reenascreena	VILLAGE	<i>Skibbereen</i>
Urhan	VILLAGE NUCLEI	<i>Bantry</i>
Toormore	VILLAGE NUCLEI	<i>Bantry</i>
Kilcoe	VILLAGE NUCLEI	<i>Bantry</i>
Lislevane	VILLAGE NUCLEI	<i>Skibbereen</i>
Lyre	VILLAGE NUCLEI	<i>Skibbereen</i>
Drombeg	VILLAGE NUCLEI	<i>Skibbereen</i>
Johnstown	VILLAGE NUCLEI	<i>Skibbereen</i>
Togher	VILLAGE NUCLEI	<i>Skibbereen</i>
Connonagh	VILLAGE NUCLEI	<i>Skibbereen</i>
Caheragh	VILLAGE NUCLEI	<i>Skibbereen</i>
Rathmore	VILLAGE NUCLEI	<i>Skibbereen</i>
Church Cross	VILLAGE NUCLEI	<i>Bantry</i>
Coomhola	VILLAGE NUCLEI	<i>Bantry</i>
Dromore	VILLAGE NUCLEI	<i>Bantry</i>
Pearson's Bridge	VILLAGE NUCLEI	<i>Bantry</i>



<b>Settlement Name</b>	<b>Settlement Type</b>	<b>Former Electoral Area</b>
Lowertown	VILLAGE NUCLEI	<i>Bantry</i>
Adrigole	VILLAGE NUCLEI	<i>Bantry</i>
Rossmackowen/Waterfall	VILLAGE NUCLEI	<i>Bantry</i>
Tragumna	OTHER LOCATION	<i>Skibbereen</i>
Inchydoney	OTHER LOCATION	<i>Skibbereen</i>
Barleycove	OTHER LOCATION	<i>Bantry</i>
Darkwood	OTHER LOCATION	<i>Skibbereen</i>
Lisbealad	OTHER LOCATION	<i>Skibbereen</i>
Ownahinchy	OTHER LOCATION	<i>Skibbereen</i>
Darrara Rural Model Village	OTHER LOCATION	<i>Skibbereen</i>
Poundlick	OTHER LOCATION	<i>Skibbereen</i>
Ardnegeehy Beg	OTHER LOCATION	<i>Bantry</i>
Ballinglanna	OTHER LOCATION	<i>Skibbereen</i>

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## PROPOSED CHANGE NO. 15.12

### THE ROLE OF MASTERPLANS

#### ORIGIN OF CHANGE

This change is required to address issues raised in the submissions.

#### RELEVANT SUBMISSIONS

1775, 1920
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#### PROPOSED CHANGE

It is proposed to insert the following text in a new section called 'Masterplans' after Section 15.5 'Local Area Development'.

#### **Masterplans**

**A number of Master plans are identified in the current local area plans adopted in 2011. It is critical particularly in Metropolitan Cork, in achieving the delivery of new housing starts broadly in line with the requirement for house building identified by both the Housing Agency and the Government, that land identified for development in the 2011 LAP's but requiring some form of 'master planning' be made ready for the commencement of development during the years 2017-2019. This will require the commitment of significant resources by the County Council and the full co-operation of other relevant agencies, particularly those now charged with the duty to supply or fund critical infrastructure. The list of critical infrastructure required to develop these masterplans is identified in Chapter 15, Table 15.1 of this plan.**

**The approach to the use of master plans as an implementation tool for developing sites of an exceptionally large scale or sites that have some important and sensitive heritage or environmental assets will be reviewed during the preparation of the local area plans. The County Council intend to prepare a number of framework masterplans which will then either inform amendments to the current local area plans or the next county wide review of the current local area plans.**

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**Cork County Development Plan Review  
Proposed Amendments to the  
Draft Cork County Development Plan 2013**

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**21<sup>st</sup> August,  
2014**



# Appendix A

**Response to Environmental Reports  
Recommendations on Draft Cork County  
Development Plan, 2013.**





**APPENDIX A1: Response to SEA Environment Report Recommendations on Draft Cork County Development Plan, 2013.**

This is the response to the recommendations as outlined in Chapter 6 of the Strategic Environmental Assessment Environmental Report (Volume3) of the Draft Cork County Development Plan, 2013.

<b>SEA Recommendations for changes to the Draft Plan</b>		<b>Proposed Amendments to the Draft Cork County Development Plan 2013</b>
<b>Biodiversity / Environmental Protection</b>		
<b>1.</b>	Further research is required in support of the core strategy, to demonstrate that the various receiving waters have the capacity to accommodate the proposed scale of development while restoring water to good status, protecting biodiversity and the conservation interests of Natura 2000 sites.	<b>Proposed Change No. 2.3, 2.4, 11.6, 11.7, 11.8, 11.9, 15.5 and 15.7.</b>
<b>2.</b>	The principles of the plan should be amended to give a more explicit focus to the need to mainstream biodiversity / environmental protection/ heritage issues into our decision making	<b>Proposed Change No. 2.2</b>
<b>3.</b>	Protecting resources (particularly in the chapters dealing with economic and tourism development and for areas like Cork Harbour) which are sensitive from an environmental / biodiversity / heritage perspective.	<b>Proposed Change No. 2.3, 2.4, 2.5, 6.5, 6.6, 6.7, 6.8, 8.1, 8.2, 8.3, 8.4, 8.5 and 4.14</b>
<b>4.</b>	Objective HE1-1 re implementation of the Biodiversity Action Plan should be amended to omit reference to the availability of funding and other resources.	<b>Proposed Change No. 12.1</b>
<b>5.</b>	Need a boarder objective in Heritage chapter reflecting the value placed on biodiversity and the natural environment as resources for the county.	<b>Proposed Change No. 2.2</b>
<b>6.</b>	Need a reference in Chapter 14 advising of the need to consult with the specific objectives of other chapters of the plan dealing with heritage, green infrastructure so that plan chapters are better linked.	<b>Proposed Change No. 5.3 and 5.4</b>
<b>7.</b>	Chapter 11 needs to be amended to have regard to the outcome of the research recommended at recommendation 1 above and to acknowledge the complexity of the issues influencing water services provision, compliance issues and cumulative impacts.	<b>Proposed Change No. 2.3, 2.4, 11.6, 11.7, 11.8, 11.9, 15.5, 15.7</b>
<b>8.</b>	As there are high risks associated with the delivery of all the necessary	<b>Proposed Change No. 2.3, 2.4,</b>



	water services infrastructure, plan should deal with how this will be managed, in the event that key elements are not delivered as envisaged by this plan.	<b>11.6, 11.7, 11.8, 11.9, 15.5, 15.7</b>
<b>9.</b>	Plan should recognise the need for an environmental assessment of the carrying capacity of Cork harbour/ need for separate plan for the harbour area.	<b>Proposed Change No. 2.3, 2.4, 2.5, 6.5, 6.6, 6.7, 6.8, 8.1, 8.2, 8.3, 8.4, 8.5, 4.14, 15.5, 15.7.</b>
<b>10.</b>	Development will inevitably result in the loss of small areas of habitat, for example hedgerow remove to accommodate rural housing. Plan should include a specific objective requiring habitats lost in the development process to be replaced on site e.g. replacement hedgerows to compensate for those removed.	<b>The Draft CDP adequately deals with this issues in Chapter 13: Heritage - see Objective HE 2-3.</b>
<b>Core Strategy / Priorities</b>		
<b>11.</b>	Priorities of the plan need to be clarified as regards the priority locations for growth and the necessary infrastructural investment required to deliver that, relative to the water services infrastructural priorities dictated by environmental compliance issues. Priorities should seek to optimise development opportunities in the most sustainable locations, particularly those with good public transport services and make best uses of resources available. Public transport improvements should be a short term priority and be proactively pursued.	<b>Proposed Change No. 2.3, 15.5, 15.7.</b>
<b>12.</b>	Monitoring is needed to allow implementation of the strategy to be checked so corrective action can be taken as required. Chapter 15 needs to be strengthened to include a list of the key issues than need to be monitored in order to ensure the strategy of the plan is delivered and allow environmental issues to be monitored. Monitoring should track the amount of development taking place in each settlement / amount of rural one offs being granted so trends in meeting targets / constraints imposed by the lack of infrastructure can be monitored. Monitoring is essential and necessary in terms of our environmental obligations and references to it being done "as resources allow" should be omitted.	<b>Proposed Change No. 15.9</b>
<b>13.</b>	As there are high risks associated with the delivery of all the necessary water services infrastructure, plan should deal with how this will be managed, in the event that key elements are not delivered as envisaged by this plan.	<b>Proposed Change No. 11.4, 15.5, 15.7, 15.8</b>
<b>14.</b>	The County Development Plan will guide the next review of LAPS and may also inform the review of the Regional Planning Guidelines. The Plan should therefore signal the need to re-evaluate the principle of balanced development across such an extensive settlement network. A more concentrated development approach may deliver greater social, economic and environmental benefits for the county and the gateway and should be considered. As the County Plan must be	<b>Proposed Change No. 2.3, 15.5, 15.7 and 15.11</b>



	consistent with the Regional Planning Guidelines, change will first need to be promoted at the regional level.	
<b>15.</b>	In support of the strategy which seeks to direct 89% of the growth to the towns, the Plan should include an objective re the development of a proactive management approach for the towns and a marketing campaign promoting the advantages of living and working in the towns.	<b>Proposed Change No. 2.3, 15.5 and 15.7. The objectives and policies in Chapter 7: Town Centre Retail of the Draft CDP also promotes towns.</b>
<b>Other Recommendations</b>		
<b>16.</b>	In order to conserve soil resources a new objective should be included requiring the sustainable re use (on or off site) of greenfield soils removed as part of the development process.	<b>The objectives and policies in Chapter 13: Green Infrastructure and Environment of the Draft CDP specifically 'Section 13.9 Soil' and Objective 9-1 'Protection of Soils' deals with this issue adequately.</b>
<b>17.</b>	Objective TO 7-1 should include an additional policy objective requiring that any new walking/ cycling and greenway routes be selected and designed so as to minimise impacts on sensitive habitats and species.	<b>Proposed Change No. 8.3</b>
<b>18.</b>	Objective TO 9-1 needs to be reconsidered. Part b should stress that tourism related developments will not normally be considered in environmentally sensitive locations unless it can be demonstrated that that there will be no adverse environmental impacts both in the short and the long term from the proposed development. This section also needs to state that development proposals will not be considered in Natura 2000 sites.	<b>Proposed Change No. 8.4</b>
<b>19.</b>	Figure 9.2 and the relevant policies needs to be amended so that all Natura 2000 sites are within the area where - wind energy is 'normally discouraged'.	<b>Proposed Change No. 9.4, 9.5, 9.7, 9.8</b>
<b>20.</b>	Objective ED 3-6 should be amended so as to include Natura 2000 as areas where large scale wind energy developments will normally' be discouraged'.	<b>Proposed Change No. 9.4, 9.5</b>
<b>21.</b>	Assessment of the transport chapter highlighted potential conflicts between Objective Tm 2-2, Cycling Objectives and the provision of Countywide Cycle networks and EPO 3, Biodiversity. These networks, particularly the route planned for Cork Harbour, have the potential to result in significant impacts on EU Designated sites located in the Harbour. Consideration should be given to amending this objective to	<b>Proposed Change No. 6.8, 8.1, 8.3 and 10.3</b>



	say that the selection of new routes will in the first instance seek to avoid EU designated sites. If such sites cannot be avoided, they will be designed so as to minimise impacts on sensitive habitats and species.	
22.	Consideration should be given to including an additional section on Riparian Corridors. WS 5-2 does acknowledge the need for River Channel Protection but it limits this protection to developments on zoned land. This section should be amended to include a description of riparian corridors, with stronger policies put in place to ensure their protection from all development, not just development on zoned lands.	<b>Proposed Change No. 11.10</b>



## **Appendix A2: Response to Natura Impact Report Recommendations on Draft Cork County Development Plan, 2013.**

This is the response to the recommendations set out in Section 2: Chapter 4 of the Natura Impact Report (Volume3) of the Draft Cork County Development Plan, 2013.

<b>AA Recommendations and proposals for changes to the Draft Plan, in order to mitigate impacts.</b>		<b>Proposed Amendments to the Draft Cork County Development Plan 2013.</b>
<b>Chapter 2: Core Strategy</b>		
1.	Objective CS 3-1	<b>Proposed Change No. 2.3, 2.4, 2.5, 4.14, 11.6, 11.7, 11.8, 11.9, 15.5 and 15.7.</b>
2.	CS 4-1	<b>Proposed Change No. 2.5, 4.14 and 11.6.</b>
3.	Objective CS 4-1 d)	<b>Proposed Change No. 2.5, 4.14 and 11.6.</b>
4.	CS 4-2 and CS 4-3	<b>Proposed Change No. 2.4, 2.7, 11.6, 15.5 and 15.7.</b>
5.	Objective CS 4-2 a)	<b>Proposed Change No. 2.4, 2.7, 11.6, 15.5 and 15.7.</b>
6.	Objective CS 4-2 d)	<b>Proposed Change No. 2.3,2.4, 2.7, 11.6, 15.9, 15.10 and 15.11.</b>
7.	CS 4-4	<b>Proposed Change No. 2.4 and 2.8.</b>
8.	Objective CS 4-4 a)	<b>Proposed Change No. 2.4, 2.8, 11.6, 15.7 and 15.9.</b>
<b>Chapter 4: Rural, Coastal and Islands</b>		
9.	Chapter 4.3.8	<b>Proposed Change No. 4.2.</b>
10.	Chapter 4.8 Coastal Areas Cork Harbour Study	<b>Proposed Change No. 2.3, 2.4, 2.5, 4.9, 4.14, 6.5, 6.6, 6.7, 6.8, 8.1, 8.2, 8.3, 8.4 and 8.5.</b>
11.	Chapter 4.9 Islands	<b>Proposed Change No. 2.2, 4.11, 4.12, 4.14 and</b>



		<b>5.4.</b>
<b>12.</b>	Objective RCI 9-2	<b>Proposed Change No. 4.11.</b>
<b>13.</b>	Objective RCI 9-3 a)	<b>Proposed Change No. 4.11.</b>
<b>Chapter 6: Economy and Employment</b>		
<b>14.</b>	Section 6.4.1, Objective EE 4-1	<b>Proposed Change No. 6.2.</b>
<b>15.</b>	Objective EE 4-4	<b>Proposed Change No. 6.5.</b>
<b>16.</b>	Section 6.6	<b>Proposed Change No. 6.7, 6.8 and 6.10.</b>
<b>17.</b>	Objective EE 6-1	<b>Proposed Change No. 6.7, 6.8 and 6.10.</b>
<b>18.</b>	Objective EE 6-2	<b>Proposed Change No. 6.7, 6.8 and 6.10.</b>
<b>19.</b>	EE 9-1	<b>Proposed Change No. 6.9.</b>
<b>Chapter 8: Tourism</b>		
<b>20.</b>	Section 8.2	<b>Proposed Change No. 8.1.</b>
<b>21.</b>	Section 8.4	<b>Proposed Change No. 8.2.</b>
<b>22.</b>	Section 8.7 and TO 7-1	<b>Proposed Change No. 6.5, 6.7, 6.8, 6.9, 6.10, 8.3 and 8.5.</b>
<b>23.</b>	Objective TO 9-1b)	<b>Proposed Change No. 8.4.</b>
<b>Chapter 9: Energy and Digital Economy</b>		
<b>24.</b>	Section 9.3.14	<b>Proposed Change No. 9.4.</b>
<b>25.</b>	Figure 9-2 ED 3-5 and section 9.3.14	<b>Proposed Change No. 9.4, 9.6, 9.7 and 9.8.</b>
<b>26.</b>	Section 9.3.16	<b>Proposed Change No. 9.7 and 9.8.</b>
<b>Chapter 10: Transport and Mobility</b>		
<b>27.</b>	Objective TM 3-1	<b>Proposed Change No. 2.2, 10.6 and 10.9.</b>



<b>28.</b>	Objective TM 3-2	<b>Proposed Change No. 10.10 and 10.11.</b>
<b>29.</b>	Port of Cork Section	<b>Proposed Change No. 2.3, 2.4, 2.5, 4.9, 4.14, 6.5, 6.6, 6.7, 6.8, 8.1, 8.2, 8.3, 8.4, 8.5, 15.5 and 15.7.</b>
<b>30.</b>	Objective TM 5-2	<b>Proposed Change No. 6.2, 6.5, 6.7, 6.8 and 6.10.</b>
<b>Chapter 11: Water Services and Waste</b>		
<b>31.</b>	Water Services Investment Programme WS 2-1 a)	<b>Proposed Change No. 11.3, 11.6, 11.7, 11.8, 11.9, 15.5 and 15.7.</b>
<b>32.</b>	Table 11.1	<b>Proposed Change No. 11.8.</b>
<b>33.</b>	Section 11.5 Objective WS 5-2	<b>Proposed Change No. 11.6, 11.9, 11.10, 13.3 and 15.7.</b>
<b>34.</b>	Section 11.5 and Objective WS 5-3	<b>Proposed Change No. 11.10.</b>
<b>35.</b>	Objective WS 6-2	<b>Proposed Change No. 11.12.</b>
<b>Chapter 13: Green Infrastructure</b>		
<b>36.</b>	Protection of all waters	<b>Proposed Change No. 2.4, 11.3, 11.4, 11.6, 11.9, 13.1 and 13.3.</b>
<b>Chapter 14: Landuse and Zoning</b>		
<b>37.</b>	Seveso Sites Objective ZU 5-2	<b>It is considered that the overall objectives in the Draft plan in addition to objective ZU 5-2 provide adequate protection.</b>
<b>Chapter 15: Putting this Plan Into Practise</b>		
<b>38.</b>	Table 15.2	<b>Proposed Change No. 10.10, 10.11, 11.6, 11.7, 15.5 and 15.7.</b>



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