

Report to Members

Bandon Electoral Area Local Area Plan Public Consultation Draft

**Interim Report on proposed amendments
following the Bandon Electoral Area
Committee Meeting of 2nd March 2011**

18th March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Bandon Electoral Area Committee Meeting on 2nd March 2011.

Part 1 of this report details issues raised by Members where no additional change to the Plan is recommended.

Part 2 of the report details issues raised by Members where an additional change to the Plan is now to be recommended by the Manager. A brief indication of the additional change proposed is given in this interim report. Detailed text/maps in relation to additional changes will be circulated prior to the Special Council meeting to be held on 30th march 2011

In each case a brief justification for the position is outlined.

Members wishing to further pursue any matters raised, especially those detailed in Part 1, or any other matters, are reminded that they must give formal Notice of Motion for the Council Meeting on 30th March, to Maurice Manning by 22 March 2011.

Part 1: Issues raised where no additional changes are recommended

Issue	Response	Action.
Submission (BNDLAP 11/829) requested retail provision in B-05 (Business site off the by-pass).	The Senior Planner considered that this site is not suitable for retail development as it would be subject to the sequential test, is located outside the town centre and edge of town centre areas, with access onto the bypass where the traffic generated would be a serious concern to the NRA.	No change recommended.
Submission from the Department of Education and Skills (BNDLAP 11/943) for the provision of 3 new schools in Bandon. 4 sites were identified The proposal to identify a school site at R-06/R-07 was an issue given the deficiency in	This site was chosen to redress the balance of school provision at either side of the river. Given the amount of established and proposed housing at this location it was considered a suitable location.	No change recommended

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infrastructure and possible traffic congestion in the area		
The site for a school in Summercove, Kinsale was discussed	It is the opinion of the Senior Planner that the best site has been identified in both the previous plan and current draft LAP	No change recommended.

Part 2 Issues raised where additional changes are recommended

Issue	Response	Action.
Submission received (BNDLAP 11/612) about the provision of a business zoning on a site adjacent to the civic amenity site. On the basis of this it was suggested that there is a need to identify a suitable site in Bandon, 40/50 acres in size with good access. The preference would be for a development similar to the Clonakilty Enterprise Park.	The Senior Planner did not support the zoning but agreed with members that it was important to have an adequate supply of business land in the town. Agreed to inspect and identify suitable sites.	Three sites have been identified contiguous to the development boundary providing an additional 39 acres providing additional business zoning for the town. Details of the text and map will be provided to members prior to the Special Council Meeting on the 30 th March 2011.
The elected members questioned the expansion of the zoning objective R-01 in Kinsale and the moving north of the proposed road alignment.	The expansion of R-01 was considered as the best option in order to accommodate the proposed road and ensure its completion.	Additional text to provide for phasing of any residential development on these lands. Details of the text will be provided to members prior to the Special Council Meeting on the 30 th March 2011.
Submission received (BNDLAP 11/814) requesting the expansion O-01 for the provision of a playground in Belgooly.	This site is not suitable as it is in the tidal river estuary and would require infilling.	The provision of a site for a playground in Belgooly will be referenced in the text. Details of the text will be provided to members prior to the Special Council Meeting on the 30 th March 2011.
The elected members requested the revision of the proposed	Having regard to the level of infrastructure available in each settlement and there	Details of the text will be provided to members prior to the Special Council Meeting on

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individual housing developments size in the key villages of Ballinspittle, Belgooly, Innishannon and Riverstick.	key village designation it is considered reasonable in this case to increase the size of individual housing developments to 25 in the case of each settlement.	the 30 th March 2011.
Submission received (BNDLAP 11/925) requesting that the TC expansion areas proposed for Bandon could be expanded in particular T-03 and T-04.	Given that the T-04 site and adjoining expansion site are small in scale, in single ownership and would benefit from an overall integrated planning approach it is considered reasonable to include the additional site within the T-04 site.	Include additional lands within the T-04 site. Details of the text and map will be provided to members prior to the Special Council Meeting on the 30 th March 2011.