

# **Report to Members**

Under S.20(3)(k) of the Planning and Development Acts

## **Bandon Electoral Area Local Area Plan**

Managers Opinion and Recommendations  
on the Issues Raised by Submissions on the  
Proposed Amendments

15<sup>th</sup> June 2011

**Document Verification**

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<b>Document Title:</b> <b>Report to Members</b> Under S.20(3)(k) of the Planning and Development Acts  <b>Bandon Electoral Area Local Area Plan</b>  Managers Opinion and Recommendations on the Issues Raised by Submissions on the Proposed Amendments  15 <sup>th</sup> June 2011						
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<b>1.0</b>			<b>MR</b>	<b>AF</b>	<b>PM</b>	<b>AH</b>

This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Bandon Electoral Area Local Area Plan Public Consultation Draft. The draft plan sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the finalisation of the various amendments to the draft Bandon Electoral Area Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while

Appendix B details the proposed amendments to the plan that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in Appendices B and B(1) have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendices.

Appendix C of the report sets out details of those amendments that were published for consultation by the Council but where the County Manager is now recommending the Council to EXCLUDE the amendment from the plan. Section 2 of this report sets out the reasons for those recommendations.

## Section 1 Introduction

### 1.1 Where we are in the process

**1.2.1.** The preparation of this report on the submissions received in relation to the proposed amendments to the plan marks the commencement of the final stage in the process of making the new local area plan for this Electoral Area. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by 26<sup>th</sup> July 2011. The Plan will become effective four weeks after the date on which it is made.

**1.2.2.** The Bandon Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22<sup>nd</sup> of November 2010 and was made available to the public until the 12<sup>th</sup> of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

**1.2.3.** Following the receipt of 46 submissions from the public during the consultation period, the County Council met at a special meeting held on 30<sup>th</sup> & 31<sup>st</sup> March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21<sup>st</sup> April & 18<sup>th</sup> May 2011.

## 1.2 Submissions

**1.2.1.** There were a total of 10 submissions received during the public consultation period on the proposed amendments to the Draft Bandon Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

**1.2.2.** A number of submissions raised issues in relation to various matters that are not part of the proposed amendment to the plan and this material has been excluded from the summary of the issues raised and is excluded from consideration at this stage in the process. Where this has occurred a note has been included in Appendix A.

## 1.3 Appropriate Assessment

**1.3.1.** The proposed amendments to the draft plan have also been subjected to 'SEA' and 'Appropriate Assessment' screening and appropriate reports have been prepared and the recommendations from these are referred to in this report. Some additional minor modifications arising from these sources have also been included in the final recommended amendments set out in Appendix B (1).

## 1.4 How to use this report

**1.4.1.** This report sets out to fulfil a number of functions.

**1.4.2.** Section 2 of the report sets out the County Manager's recommendations to the Elected Members of the Council in relation to all of the proposed amendments to the plan. Where the County Manager's recommendation is to EXCLUDE a proposed amendment, the detailed reasons for that recommendation are set out in this section.

**1.4.3.** Appendix A is the full list of submissions received during the amendment consultation process including the name of the interested party, with a summary of the submission and the Manager's Opinion included. This list is laid out in settlement order alphabetically.

**1.4.4.** Appendices B and B(1) set out the detailed list of proposed material amendments to the Draft Local Area Plan where the County Manager is recommending in favour of the amendment. In some cases further minor modifications have been made to the amendments perhaps reflecting issues raised in submissions or the arising from the SEA and AA process. This list is set out by settlement and including any minor amendments is recommended by the County Manager for inclusion in the plan in its totality.

**1.4.5.** Appendix C of the report lists those of the proposed amendments where the County Manager is recommending that they be EXCLUDED from the plan when it is made by the County Council.

**1.4.6.** 'Non-material' changes to the plan are not identified in this report but will be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).

- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/ archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2009.
- Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

**1.5.1.** Following the issue of this report to Members on the 15<sup>th</sup> June 2011, the Planning and Development Acts make the following provisions:

- The Local Area Plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan;
- The Elected Members of the County Council shall consider the proposed material amendments to the plan and this report after which the plan shall be made or amended, by resolution, with all, some or none of the material alterations;
- A further modification to the material amendment may only be made where it is minor in nature, not likely to have significant effects on the environment or adversely affect the integrity of a European site and does not refer to an increase in the area of land zoned for any purpose;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 26<sup>th</sup> July 2011.

**1.5.2.** A Special Council Meeting will take place on Tuesday the 19<sup>th</sup> of July, to facilitate discussion on the issues raised in this report.

**1.5.3.** During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the county and any statutory obligations and any relevant Government or Ministerial policies and objectives in force.

## Section 2 Managers Recommendations

### 2.1 Introduction

**2.1.1.** This section of the report sets out the justification supporting the County Manager's recommendations to amend the Draft Plan. It also sets out a description of the issues in relation to those amendments where the decision is to make the plan excluding the amendments.

**2.1.2.** Appendices B and B(1) sets out the amendments that the Manager is recommending be made to the Draft Plan and makes a reference to any minor modification to the amendment made as a result of a submission or as a result from the SEA or AA process. Appendix B also sets out supplementary amendments of a minor nature which arose from Appropriate Assessment.

**2.1.3.** Appendix C lists those amendments where the Manager recommends that the plan be made EXCLUDING the amendment and the following paragraphs set out the justification for this.

### 2.2 Proposed Business Zoning adjacent to Bandon Civic Amenity Site - Amendment reference BN.03.01.22

**2.2.1.** This amendment relates to the proposal to zone an 8.54 hectare site for business use to the west of Bandon Town just off the N71 and adjoining the Civic Amenity Site in the Bandon Green Belt, which is illustrated on a proposed changes map in Section 3 of Proposed Amendments Document to the Draft Plan (April, 2011) page 26.

**2.2.2.** The amendment was proposed by the elected members at their meeting on the 30<sup>th</sup>/31<sup>st</sup> of March 2011. At that meeting the County Manager recommended against the amendment for the following reasons;

“This site is located within the Bandon Green Belt outside the town's development boundary on an un-serviced site. Generally the preference is to locate industrial/business developments on zoned serviceable land within existing development boundaries. The current site given its location well outside the development boundary of Bandon would give rise to unsustainable traffic movements. Therefore, the proposal is not considered acceptable. However it is agreed with members that it is important to have an adequate supply of business land in the town. To address this issue three additional sites for business and industrial uses have been identified in the town yielding an additional 15.8ha”.

**2.2.3** A submission was received in support of the proposal which states the proposed site's pivotal location would allow it to become a strategic Business hub Gateway to West Cork. The proposed site is also facilitated by its connectivity to the Bandon by-Pass and to the town itself and is adjacent to the Bandon Civic Amenity Centre. The site has potential for a campus type state of the art Technology Park at a location which has sufficient scope for expansion which could have significant employment benefits. The potential for development and expansion on this site exists without impeding or overloading traffic or services to the town.

**2.2.4** The EPA note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

**2.2.5** The NRA submission expresses serious concerns stating that although adjoining the local road network, the subject site is remote from the town and removed from other associated development objectives, which will likely result in a reliance on the N71 for access. This may have implications for the safe and efficient operations of the N71. It is considered that the proposed development objective and associated zoning designation is at variance with the provisions of the Spatial Planning and National Roads (draft) Guidelines for Planning Authorities and it is difficult to rationalise the proposed amendment with Government's key goals set out in "Smarter Travel – a Sustainable Transport Future" which seeks to reduce overall travel demand and commuting distances travelled by the private car.

**2.2.6** A development on the scale proposed in the current amendment which proposes to zone an 8.54ha stand alone greenfield site in a rural area well outside any settlement boundary would not be consistent with County Development Plan policies namely;

- ECON 2-4 which seeks to promote Bandon as a District Employment Centre, a major centre of population and employment growth,

- Para 5.3.1 which states that the main towns are the engines of economic growth and the main employment centres for future development and that while there is a role for rural areas it is limited and the main focus should be on the main towns and

- ECON 5-4 which gives clear guidance on business type development that is considered appropriate to rural areas and criteria by which to assess a proposal including that in general such development should be small scale i.e. not in excess of 200sq.m and that the local road network can accommodate the extra demand generated by the proposal.

The current amendment if adopted would undermine these policies /objectives and would not be consistent with the Cork County Development, 2009 and therefore in conflict with Section 19 of the Planning and Development Act, 2000, as amended which states that "A local area plan shall be consistent with the objectives of the development plan....."

**2.2.7** Taking the above into account it is considered that the plan be made **EXCLUDING** this amendment for the following reasons;

- The proposed amendment would not be consistent with the policies and objectives of the Cork County Development, 2009 (ECON 5-4) and would therefore be in breach of Section 19 of the Planning and Development Act, 2000, as amended.
- This stand alone site is not contiguous to any development boundary and is remote from the town.
- The issue raised regarding the possible lack of suitable business/industrial land in Bandon has been thoroughly addressed by the identification of an additional 15.8ha of business/industrial lands within the town development boundary by Proposed Amendments BN 03.01.18 (B-07), BN.03.01.19 (I-02) and BN.03.01.20 (B-02). The sites identified do not raise issues with the National Roads network, have better access to public infrastructure, are consistent with development plan policies and promote a more sustainable pattern of development for employment uses.
- Concerns over wastewater facilities to deal with additional discharges arising from any future development.
- Possible negative impacts on water quality resulting from additional wastewater discharges.
- May lead to urban sprawl rather than the consolidation of the settlement of Bandon.
- The development of this site may have implications for the safe and efficient operations of the N71.

- Development as proposed on this site would be at variance with the provisions of the Spatial Planning and National Roads (draft) Guidelines for Planning Authorities.
- Development as proposed on this site would not comply with Governments key goals set out in “Smarter Travel – a Sustainable Transport Future” which seeks to reduce overall travel demand and commuting distances travelled by the private car.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Manager’s Recommendation: To EXCLUDE this proposed amendment BN.03.01.22 including proposed map change.**

### **Archaeology**

The Councils Archaeologist has reported on the proposed amendments and has recommended the inclusion of some additional text in relation to the need to amend a development objective in relation to archaeological heritage in Bandon Town. These changes are detailed in Appendix B (1).



## Appendix A: List of Submissions

Change number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
BN.03.01.22, BN.03.01.18, BN.03.01.19 BN.03.01.20, BN 03.02.01, BN 03.04.02, BN.03.03.03, BN.03.05.04 and BN.03.06.03	BN11/1466	EPA	It is noted that a number of the proposed amendments within each EALAP have been identified as having potential to conflict with the status of the Environmental Protection Objectives. These are dealt with on an individual basis below in Appendix B and C.	<p>It is noted that a number of the proposed amendments within each EALAP have been identified as having potential to conflict with the status of the Environmental Protection Objectives.</p> <p>Each change is dealt with on an individual basis in Appendix B, B(1) and C.</p>
	BN11/1347	Department of Arts, Heritage and the Gaeltacht	<p>This submission makes a number of points regarding archaeology and the Local Area Plan that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.</p> <p>As noted in section 1.1.5 of the published amendments document, it is proposed to include additional information on the extent of existing heritage designations on the various maps included in the final plan as a non material change.</p>	No Change proposed
BN.03.01.11, BN.03.01.12, BN.03.01.13, BN.03.01.18 and BN.03.01.19  BN.03.01.15  BN.03.01.08  BN.03.01.22	BN11/1463	NRA	<p>This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.</p> <p>In relation to the specific settlement plans contained within the Bandon Electoral Area local Plan, the Authority makes a number of comments which are dealt with under the Individual settlement headings below.</p>	<p><b>Noted</b></p> <p><b>See Appendix B and B(1)</b></p>
BN.01.01.01- BN.01.01.07  BN.03.01.17	BN/11.147 3	OPW	With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available	<p><b>Noted</b></p> <p><b>Minor modifications as detailed in Appendix B.</b></p>

Change number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development. The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques</p>	
			Bandon	
BN.03.01.04,	BN11/1467	Department of Education and Skills	The Department note that objective R-09 (BN.03.01.04) is to be amended for inclusion of two primary schools and objective R-15 (BN.03.01.06) to include a primary school.	<b>No Change proposed</b>
BN.03.01.11, BN.03.01.12, BN.03.01.13, BN.03.01.18 and BN.03.01.19 BN.03.01.15	BN11/1463	NRA	<p>The NRA note that a TTA and RSA have been included in amendments BN.03.01.11, BN.03.01.12 and BN.03.01.13 which relate to development objectives B-04, B-05 and B-06. A TTA and RSA should also be incorporated into proposed amendments B-07 (BN.03.01.18) and I-02( BN.03.01.19)</p> <p>In addition, having regard to the proximity of the site designated with development objective R-15 to the N71, amendment BN.03.01.15 would also include the requirement of TTA to assess the impact of any future proposed development on the operational efficiency and capacity of the</p>	<b>Noted See Appendix B and B(1)</b>

Change number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
BN.03.01.08			N71.  Development objective R-17 proposed amendment BN.03.01.08 refers, and requests consultation on any proposed works relating to the provision of a pedestrian footpath and cycleway that impact the N71.	
BN.03.01.22			Amendment BN.03.01.22. It is considered that the proposed development objective and associated zoning designation is at variance with the provisions of the Spatial Planning and National Roads (Draft) guidelines for Planning Authorities and is difficult to rationalise the proposed amendment with Governments key goals set out in Smarter Travel – a sustainable transport future which seeks to reduce overall travel demand and commuting distances travelled by the private car.	<b>Noted. See Appendix C and Section 2</b>  <b>Minor Modifications</b>
BN.03.01.22	BN11/1470	ODM Accountants	Submission states that the proposed site's pivotal location would allow it to become a strategic Business hub Gateway to West Cork. The site is adjacent to the main N71 road to Clonakilty and Skibbereen and provides access, via Baxters Bridge to the R585 to Dunmanway and Bantry. The proposed site is also facilitated by its connectivity to the Bandon by-Pass and to the town itself and is adjacent to the Bandon Civic Amenity Centre.  The site has potential for a campus type state of the art Technology Park at a location which has sufficient scope for expansion.  The employment benefits of this type of development for the local economy, particularly in the current climate are numerous.  The potential for development and expansion on this site exists without impeding or overloading traffic or services to the town.  This site affords the potential and the scope	<b>Noted, See Section 2</b>

Change number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			for an important technological facility for the town which should be availed of.	
	BN11/1315	ESB	ESB supports the specific objective TC -03 applied to the subject property. This objective is compatible with the existing and surrounding land uses while also supporting possible future uses on this site. The proposed objective ensures proper planning and sustainable development of this location into the future.	<b>Noted.</b> <b>No change proposed</b>
BN.03.01.21	BN11/1329	Tesco Ireland Ltd	The submission focuses on the Councils decision to extend a town centre zoning at objective T-04 under change Bn.03.01.21. It states that it is not sustainable to increase the area of zoned Town Centre lands in a flood risk zone and that provision for future retail uses should be accommodated elsewhere within the town area, in commercial locations.	Noted. The town centre has been expanded already in the plan to provide additional opportunities for retail. Any future proposals will be considered in accordance with the Retail Planning Guidelines at the planning application stage.  <b>No change proposed.</b>
			Kinsale	
BN.03.02.03	BN11/1330	Henry Good Ltd	Alteration to I-02 zoning so the proposed revision to B-03 reads as follows:  Business Development which may accommodate expansion of existing or considered adjoining use on I-02. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road.	Noted. Further additional tourist related development will not be considered appropriate at this location given the impact it would have on the Town Centre.  <b>No change proposed.</b>
BN.03.02.06	BN11/1315	John Barry	Objection to proposed rezoning of land at Glasheen, Kinsale, Co. Cork. R-01 on the following grounds:  Kinsale is already generously provided with lands zoned for residential development in the previous local area plan.  At present a housing estate lies only partially developed in the adjacent Abbeylands area with many of the completed houses unoccupied. It is in effect a ghost estate.	Noted. It is considered that additional land is required to accommodate the target number of houses proposed for Kinsale in the Draft LAP.

Change number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			The population growth forecast for Kinsale for which the additional residential rezoning is proposed is now no longer accurate. Emigration and a decline in house hold formation will result in no or very low growth for the Kinsale area for the foreseeable future.	<b>No change proposed</b>
BN.03.01.06	BN11/1467	Department of Education and Skills	It is also notes that the proposal to amend paragraph 2.2.15 on p 33 of the draft plan, the provision of a primary school in Summercove, Kinsale.	<b>No change proposed</b>

## Appendix B List of Amendments Recommended by the Manager

	Section 1 Introduction to the Bandon Electoral Area Local Area Plan			
Change ref number		Draft Plan Page No.	Submission received	Comment
BN.01.01.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p><b>“Transitional Issues Affecting Development</b></p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the</p>	9	OPW BN11/1473	<b>No Change Proposed</b>

	<p>new local area plans in the determination of applications planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning &amp; Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
<p>BN.01.01.02</p>	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were</p>	<p>9</p>	<p>OPW BN11/1473</p>	<p><b>No Change Proposed</b></p>

	<p>carried out pursuant to the permission prior to the making of this plan</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BN.01.01.03	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	11	OPW BN11/1473	<b>No Change Proposed</b>
BN.01.01.04	<p>Replace paragraph 1.7.10 with the following:</p> <p>In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have not been included as zoned land unless the proposed use or</p>	11	OPW BN11/1473	<b>No Change Proposed</b>



	<p>development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BN.01.01.05	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that</p>	11	OPW BN11/1473	<b>Minor Modifications</b>

	<p>the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, <b>where applicable</b> the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission <del>who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks</del> should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> <li>o An examination of all sources of flooding that may affect a particular location – in addition to</li> </ul>			
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	<p>the fluvial and tidal risk represented in the indicative flood risk maps.</p> <ul style="list-style-type: none"> <li>○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/<b>local knowledge of flooding in the area</b>).</li> <li>○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.</li> <li>○ Site cross sections or spot levels, including the river and surrounding lands.</li> <li>○ Description of the site and surrounding area, including ground conditions, levels and land use.</li> <li>○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</li> <li>○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> <li>○ further study;</li> <li>○ revision of proposals to avoid area shown at risk of flooding; or</li> </ul> </li> </ul> <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <b>and has been shown to be not at flood risk</b>).</p>			
BN.01.01.06	<p><b>Include Additional text in paragraph 1.7.13</b></p> <p>Where it can be satisfactorily shown in <del>the</del> <b>a detailed</b> site-specific flood risk assessment that the proposed development, and its infrastructure will avoid significant risks of flooding in line</p>	11	OPW BN11/1473	<b>No Change Proposed</b>

	<p>with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BN.01.01.07	<p>Replace Objective FD 1-4 with the following</p> <p><b>“Development in Flood Risk Areas</b></p> <p>It is an objective of this plan to 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 [see preceding change] of this plan”</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	12	OPW BN11/1473	<b>No Change Proposed</b>
<b>Section Two: Local Area Strategy</b>				
BN.02.02.01	<p>Include additional text in objective LAS 2-1</p> <p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure, <del>that will help secure the objectives of the relevant River basin Management Plan, is already in a programme or is to be provided in tandem with the development</del> <b>is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of sites designated for nature conservation. This must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</b></p> <p><b>Note: this change refers to the text of</b></p>	19		<b>No Change Proposed</b>

	the draft plan			
BN.02.02.02	<p>Add objective LAS 2-2</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	19		<b>No Change Proposed</b>
BN.02.02.03	<p>Add objective LAS 2-3</p> <p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with ENV 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	19		<b>No Change Proposed</b>
BN.02.02.04	<p>Add objective LAS 2-4</p> <p>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	19		<b>No Change Proposed</b>

	Section Three: Settlements and Other Locations			
Change ref Number		Draft Plan Page No.	Submission received	Comment

	<b>Bandon</b>			
BN.03.01.02	<p>Include additional text in objective U-03:</p> <p>Maintain and where possible extend the pedestrian walk <b>and provide cycleway</b> along the riverbank.</p> <p><b>Note this change affects the text and zoning map</b></p>	29		<b>No Change Proposed</b>
BN.03.01.03	<p>Include additional text in objective O-04:</p> <p><b>Upgrade and improve</b> the Gallows green public open space.</p> <p>Note this change affects the text only</p>	30		<b>No Change Proposed</b>
BN.03.01.04	<p><b>Amend objective R-09 and extend R-09 boundary to the east and amend objective R-09 as follows</b></p> <p>Medium density residential development to include provision for <del>a</del> <b>two</b> primary schools (2.32 hectares) with screen planting.</p> <p>Note this change affects the text and map</p>	27	<p>Department of Education and Skills</p> <p>BN11/1467</p>	
BN.03.01.05	<p><b>Combine R-06 and R-07 and amend objective R-06</b></p> <p>Medium density residential development. This development should make provision for an overall landscaping plan to minimise the visual impact. A mix of house types is required and provision must be made for connectivity with the site to the south and X-01 site to the west.</p> <p><b>Note this change affects the text and map</b></p>	27		<b>No Change Proposed</b>
BN.03.01.06	<p><b>Amend objective R-15</b></p> <p>Low density residential development to include a <b>primary school</b> (1.14ha), with provision for a landscaping plan which</p>	27	<p>NRA 11/1463</p> <p>Department of Education and Skills</p>	<b>The NRA require additional text to be added which makes provision for a TTA</b>

	<p>incorporates a high quality boundary treatment particularly along the western boundary.</p> <p><b><u>Any development on this site should be accompanied by a traffic and transport assessment and a road safety audit</u></b></p> <p><b>Note this change affects the text only</b></p>		BN11/1467	<p><b>and RSA</b></p> <p><b>Minor modifications</b></p>
BN.03.01.07	<p><b>Amend objective R-10</b></p> <p>Medium density residential development with provision for serviced sites. The overall proposal for this development is to include provision for an overall landscaping plan to minimise the visual impact of this development particularly along the eastern boundary. <b>A mix of house types is required and this development must make provision for possible connectivity to the west and north.</b> <del>Any proposal for development of this site must also include a detailed traffic impact assessment.</del></p> <p><b>Note this change affects the text only</b></p>	27		<b>No Change Proposed</b>
BN.03.01.08	<p><b>Amend objective R17</b></p> <p>Medium density residential development. This development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath <b>and cycleway</b> to the town.</p> <p><b>Note this change affects the text only</b></p>	28	NRA 11/1463	<b>No Change Proposed</b>
BN.03.01.09	<p><b>Amend objective I-01</b></p> <p>Food related industry. The development of this site should include a suitable buffer <b>and landscaping screen</b> to the west and south to protect the existing residential amenities.</p> <p><b>Note this change affects the text only</b></p>	28		<b>No Change Proposed</b>
BN.03.01.10	<p><b>Amend objective I-02</b></p> <p>Industrial estate development suitable for small to medium sized industrial units. Site shall be served by a single access.</p> <p><b>Note this change affects the text only</b></p>	28		<b>No Change Proposed</b>

BN.03.01.11	<p><b>Amend objective B-04</b></p> <p>Business development. <del>This</del> The development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and <b>cycle lane</b> to the town. <b>Any development on this site should be accompanied by a traffic impact assessment and road safety audit.</b></p> <p><b>Note this change affects the text only</b></p>	28	NRA 11/1463	<b>No Change Proposed</b>
BN.03.01.12	<p><b>Amend objective B-05</b></p> <p>Business development. Access should be from the local service road to the west of the site rather than off the relief road <b>Any development on this site should be accompanied by a traffic and transport assessment and road safety audit.</b></p> <p><b>Note this change affects the text only</b></p>	28	NRA 11/1463	<b>No Change Proposed</b>
BN.03.01.13	<p><b>Amend objective B-06</b></p> <p>Business development including the provision of a landmark building on this site, possibly a hotel. Careful consideration should be given to development on the more elevated lands. This is a prominent site and good landscaping is considered to be important particularly along the southern and eastern site boundaries. Access to the site should be from the local road to the west of the site rather than off the relief road. <b>Any development on this site should be accompanied by a traffic and transport assessment and road safety audit.</b></p> <p><b>Note this change affects the text only</b></p>	28	NRA 11/1463	<b>No Change Proposed</b>
BN.03.01.14	<p><b>Amend objective U-02</b></p> <p>Develop pedestrian walkway and <b>cycleway from town centre, through X-01, town park and through R-04 site, R-03 up to the southern boundary of R-02.</b></p> <p><b>Note this change affects the text and zoning map</b></p>	29		<b>No Change Proposed</b>
BN.03.01.15	<p><b>Amend objective R-15</b></p>	28	NRA 11/1463	<b>No Change Proposed</b>



	<p>Low density development <b>with provision for a primary school site (1.14ha)</b></p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BN.03.01.16	<p><b>Include additional text in paragraph 1.4.23</b></p> <p>The Guidelines allow for a justification test for development plans. Bandon is identified for growth in the County Development Plan. Where, as part of the preparation and adoption or variation and amendment of a development plan a PA is considering the future development of areas in an urban settlement that are at a high risk of flooding certain criteria must be satisfied. This justification adheres to all the principles as the Planning Authority is promoting the expansion of the town centre, it is facilitating the regeneration and expansion of the centre as it is essential to expand the centre of the urban settlement. The Town Centre expansion is within the core of the urban settlement and will be essential in achieving compact and sustainable urban growth. The objectives relating to these lands require that any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	28		<b>No Change Proposed</b>
BN.03.01.17	<p><b>Amend objective DB-02 (a)</b></p> <p>In order to secure <del>the</del> <b>sustainable</b> population growth proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	26	OPW 11/1473	<b>No Change Proposed</b>
BN.03.01.18	<p><b>Extend boundary of B-07 and amend</b></p>	28	NRA	<b>The NRA require</b>

	<p><b>Objective B-07 as follows</b></p> <p>Business Development to include in depth screen planting along the western, southern, and eastern site boundaries.</p> <p><u>Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.</u></p> <p><u>Any development proposals in this area may require an archaeological impact assessment including geophysical survey.</u></p> <p>Note this change affects the text and Map</p>		<p>11/1463</p>	<p>additional text to be added which makes provision for a TTA and RSA</p> <p>EPA/SEA screening recommends that the proposed amendment is omitted. The need for additional business land in Bandon was raised by the members. It was considered that the most appropriate way to address this issue in a sustainable manner was to make provision for the expansion of existing sites zoned for business/industry within the town.</p> <p>Archaeology: the site is located within the zone of archaeological potential of the adjacent recorded monument CO110-03301 Early Ecclesiastical enclosure &amp; CO110-03302. Graveyard additional text to address this issue is proposed.</p> <p>Minor Modifications</p>
<p>BN.03.01.19</p>	<p><b>Extend boundary of I-02 and amend Objective I-02 as follows</b></p> <p>Industrial estate development suitable for small to medium sized industrial units. Site shall be served by a single access. In depth screen planting to be provided along the eastern and southern site boundaries.</p> <p><u>Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.</u></p> <p>Note this change affects the text and</p>	<p>28</p>	<p>NRA</p> <p>11/1463</p>	<p>NRA submission requires that any development on this site should be accompanied by a TTA and road safety audit.</p> <p>EPA/SEA screening recommends that the proposed amendment is omitted. The need for additional business land in Bandon was raised by the members. It was considered that the most appropriate way to address this issue in</p>

	Map			a sustainable manner was to make provision for the expansion of existing sites zoned for business/industry within the town.  Minor Modification
BN.03.01.20	<p><b>Extend boundary of B-02 and amend Objective B-02 as follows</b></p> <p>Business development suitable for small to medium sized industrial units. Site shall be served by a single access. In depth screen planting to be provided along the northern, eastern and southern site boundaries.</p> <p><u>Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.</u></p> <p>Note this change affects the text and Map</p>	28	NRA 11/1463	<p>NRA require that any development on this site should be accompanied by a traffic impact assessment and road safety audit.</p> <p>EPA/SEA screening recommends that the proposed amendment is omitted. The need for additional business land in Bandon was raised by the members. It was considered that the most appropriate way to address this issue in a sustainable manner was to make provision for the expansion of existing sites zoned for business/industry within the town.</p> <p>Minor Modification</p>
BN.03.01.21	<p>Extend boundary of T-04 site.</p> <p>Note this change affects Map only</p>	29		No Change Proposed
	Kinsale			
BN.03.02.01	<p><b>Extend C-02 zoning objective</b></p> <p>Provision for further extension to existing primary school and provision of childcare facility.</p> <p>Note this change affects the text and zoning map</p>	37	EPA BN11/1466	<p>EPA/SEA screening recommends that the proposed change is omitted:</p> <p>It is considered that the proposed small extension of the development boundary to facilitate a child care facility adjoining an existing primary school close to established</p>

				residential areas is considered reasonable. <b>No Change Proposed</b>
BN.03.02.02	<p><b>Amend paragraph 2.3.2</b></p> <p>To the east, it is important that the attractive entrance to the town is maintained. Previous plans identified the 'green fingers' of land, <b>outside of the development boundary</b> which separate the villages of Scilly and Summercove from the main town and their importance to the general setting of the town. It is the intention that this policy would be carried forward in this plan. The development boundary heading from the town in an easterly direction out towards Charles Fort identifies the existing built footprint that has been inherited from previous plans. Outside of the development boundary the Scenic Landscape and Rural Housing Control Zone policies apply as set out in the County Development Plan 2009.</p> <p><b>Amend Paragraph 2.4.4</b></p> <p>This plan in carrying forward the provisions of previous plans seeks to maintain the 'green fingers' of land, <b>outside of the development boundary</b>, separating the villages of Scilly and Summercove from the main town recognising that these areas are outside of the development boundary for Kinsale and are therefore subject to the policies and objectives of the County Development Plan 2009.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	35		<b>No Change Proposed</b>
BN.03.02.03	<p><b>Additional wording for objective B-03</b></p> <p>Business Development <b>which may accommodate expansion of existing adjoining use on I-02</b>. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road.</p> <p><b>Note this change affects the text of the draft plan</b></p>	37		<b>No Change Proposed</b>

BN.03.02.04	<p><b>Amend objective DB-02 (a)</b></p> <p>In order to secure the sustainable population growth proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	35		<b>No Change Proposed</b>
BN.03.02.05	<p><b>Insert paragraph after 2.2.36</b></p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Kinsale may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, consider the need to undertake Stage 1 of the site-specific flood assessment process set out paragraph 1.7.12 in order to address any uncertainty in relation o flood risks before submitting an application for planning permission"</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	36		<b>No Change Proposed</b>
BN.03.02.06	<p><b>Amend Objective R-01 as follows:</b></p> <p>Medium density residential development to include a mix of house types, sizes and character areas. A single overall layout should be prepared for the development of these lands in their entirety. <b>The development of this site shall be carried out on a phased basis.</b> The development of this site will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Study and local water storage, elevated within the northern most extremity of the site will be a requirement in developing these lands.</p>	36		<b>No Change Proposed</b>

	<b>Note this change affects the text only</b>						
BN.03.02.07	<p><b>Omit Zoning Objective C-04 and supporting text, paragraph 2.2.15 remove site from development boundary and insert additional appropriate text as follows</b></p> <table border="1" data-bbox="407 583 800 705"> <tr> <td><del>C-04</del></td> <td>Provision for a primary school/school related uses</td> <td>0-8</td> </tr> </table> <p><del>During the preparation of the last plan, in recognition of a requirement for additional space for Summercove NS, a site for a new school was identified. This site was located in close proximity to the existing school and permission was granted for a school gymnasium and associated playing field. If any further extensions to these facilities are required the most appropriate location is on lands contiguous to the existing facilities.</del></p> <p>The Council strongly supports the provision of a new primary school to replace the existing school in Summercove. It is considered that such a site should be identified on the basis of location, linkages and convenience to existing residential areas.</p> <p><b>Note this change affects the text and map</b></p>	<del>C-04</del>	Provision for a primary school/school related uses	0-8		Department of Education and Skills BN11/1467	<b>No Change Proposed</b>
<del>C-04</del>	Provision for a primary school/school related uses	0-8					
	Belgooly						
BN.03.04.01	<p><b>Amend paragraph 4.2.12</b></p> <p><b>The County Council will support the provision of a playground in the village.</b></p> <p><b>Note this change affects the text only</b></p>	46		<b>No Change Proposed</b>			
BN.03.04.02	<p><b>Amend Objective DB-01(b) as follows:</b></p>	47	EPA BN11/1466	<b>The SEA screening and EPA submission</b>			

	<p>The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to <del>12</del> 25 units.</p> <p><b>Note this change affects the text only</b></p>			<p>highlights conflict of objectives and recommends the proposed change be omitted.</p> <p>The number of houses proposed is consistent with other key villages in the county and is in keeping with the size and scale of the settlements. Adequate safeguards have been put in place with regard to future infrastructure provision.</p> <p><b>No Change Proposed</b></p>
	Ballinspittle			
BN.03.03.01	<p><b>Insert text for paragraph 3.4.12</b></p> <p>It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council's assessment of needs will be delivered. In effect, water services infrastructure is the key requirement to unlocking the future development potential of Ballinspittle and its elevated place on the settlement network as a key village should help to make the case for the provision of this urgently required infrastructure.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	44		<b>No Change Proposed</b>
BN.03.03.02	<p><b>Insert text for paragraph 3.4.17</b></p> <p>The existing septic tank and percolation area are located within an area shown to be at risk of flooding. Measures to ensure that water contamination does not take place in a flood event situation will be put in place, as required.</p> <p><b>Note: this change</b> refers to the text of the draft plan</p>	44		<b>No Change Proposed</b>
BN.03.03.03	<b>Amend Objective DB-01(b) as follows:</b>		EPA	<b>The SEA screening and EPA submission</b>

	<p>The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to <del>10</del> <b>25</b> units.</p> <p><b>Note this change affects the text only</b></p>		BN11/1466	<p><b>highlights conflict of objectives and recommends the proposed change be omitted.</b></p> <p>The number of houses proposed is consistent with other key villages in the county and is in keeping with the size and scale of the settlements. Adequate safeguards have been put in place with regard to future infrastructure provision.</p> <p><b>No Change Proposed</b></p>
	Innishannon			
BN 03.05.01	<p>Alter the southern boundary of objective B-01 on the map</p> <p><b>Note this change affects the zoning maps only</b></p>	52		<b>No Change Proposed</b>
BN.03.05.02	<p><b>Amend objective DB-02</b></p> <p>(i) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking if possible.</p> <p><b>Note this change affects the text only</b></p>	52		<b>No Change Proposed</b>
BN.03.05.03	<p><b>Add objective DB-02 (O)</b></p> <p>It is an objective to retain existing stone walls</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	52		<b>No Change Proposed</b>
BN.03.05.04	<p>Amend Objective DB-01 (B) as follows:</p> <p>The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to <del>12</del> <b>25</b> units.</p> <p><b>Note this change affects the text only</b></p>	51	EPA BN11/1466	<p><b>The SEA screening and EPA submission highlights conflict of objectives and recommends the proposed change be omitted.</b></p> <p>The number of houses proposed is consistent with other key villages</p>



				<p>in the county and is in keeping with the size and scale of the settlements. Adequate safeguards have been put in place with regard to future infrastructure provision.</p> <p><b>No Change Proposed</b></p>
	Riverstick			
BN.03.06.01	<p><b>Add additional objective to DB-02</b></p> <p>(e) Protect and improve the River Stick amenities.</p> <p><b>Note: this change refers to the text of the draft plan.</b></p>	57		<b>No Change Proposed</b>
BN.03.06.02	<p><b>Amend objective C-01</b></p> <p><b>Maintain existing sewage treatment plant. Parts of the site are at risk of flooding. Any development proposals on this will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</b></p> <p><b>Note: this change refers to the text of the draft plan</b></p> <p><del>The existing septic tank and percolation area are located within an area shown to be at risk of flooding. Measures to ensure that water contamination does not take place in a flood event situation will be put in place, as required.</del></p> <p><del>Note: this change refers to the text of the draft plan</del></p>	57		<b>No Change Proposed</b>
BN.03.06.03	<p><b>Amend Objective DB-01(b) as follows:</b></p> <p>The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the</p>	56	EPA BN11/1466	<b>No Change Proposed</b>

	provision of up to <del>10</del> 25 units. <b>Note this change affects the text only</b>			
	Ballyfeard			
BN.03.12.01	<b>Add additional objective to DB-01</b>  (g) it is an objective to maintain the rural character of the area and to protect existing mature trees and hedgerows.  <b>Note: this change refers to the text of the draft plan</b>	51		<b>No Change Proposed</b>
	Garrettstown/Garrylucas			
BN.03.17.01	<b>Add additional objective to DB-01</b>  (h) it is an objective to protect the landscape and environmental setting of the settlement by generally avoiding development on prominent hillsides, on proposed Natural Heritage Areas, areas of ecological importance and areas susceptible to coastal erosion.  <b>Note: this change refers to the text of the draft plan</b>	95		<b>No Change Proposed</b>
BN.03.17.02	<b>Add additional text to paragraph 17.2.9</b>  The Council recognise the importance of providing tourism facilities in the area and the expansion of existing facilities which support the provision of integrated tourism developments that acknowledge the setting of Garrettstown House and that comply with Objective ECON 6-7 in the County Development Plan.  <b>Note this change affects the text only</b>	94		<b>No Change Proposed</b>
	Tinkers Cross			
BN.03.19.01	<b>Add additional objective to DB-01</b>  (f) it is an objective to ensure that development reflects the character of the settlement and does not dominate	102		<b>No Change Proposed</b>

	<p>the wider landscape.</p> <p>Note: this change refers to the text of the draft plan</p>			
	Sandy Cove			
BN.03.30.01	<p>Insert additional text in paragraph 30.4.2</p> <p>It is also important to avoid development on sensitive coastal locations and discourage large-scale holiday accommodation in such locations.</p> <p>Note: this change refers to the text of the draft plan</p>	116		No Change Proposed

**Appendix B (1)**

**Supplementary Changes arising from Archaeological Assessment**

**Proposed Amendments to the Draft Bandon Electoral Area Local Area Plan recommended by the Manager**

	Archaeological Assessment Changes			
	Bandon			
BN.03.01.18	<p>Extend boundary of B-07 and amend Objective B-07 as follows</p> <p>Business Development to include in depth screen planting along the western, southern, and eastern site boundaries.</p> <p><u>Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.</u></p> <p><u>Any development proposals in this area will require an archaeological impact assessment including geophysical survey.</u></p> <p>Note this change affects the text and Map</p>	28	<p>NRA 11/1463</p> <p>SEA/EPA BN11/1466</p> <p>County Archaeologist</p>	<p>The NRA require additional text to be added which makes provision for a TTA and RSA</p> <p>EPA/SEA screening recommends that the proposed amendment is omitted. The need for additional business land in Bandon was raised by the members. It was considered that the most appropriate way to address this issue in a sustainable manner was to make provision for the expansion of existing sites zoned for business/industry within the town.</p> <p>Archaeology: the site is located within the zone of archaeological potential of the adjacent recorded monument CO110-03301 Early Ecclesiastical enclosure &amp; Graveyard CO110-03302. Additional text to address this issue is proposed.</p> <p>Minor Modifications</p>

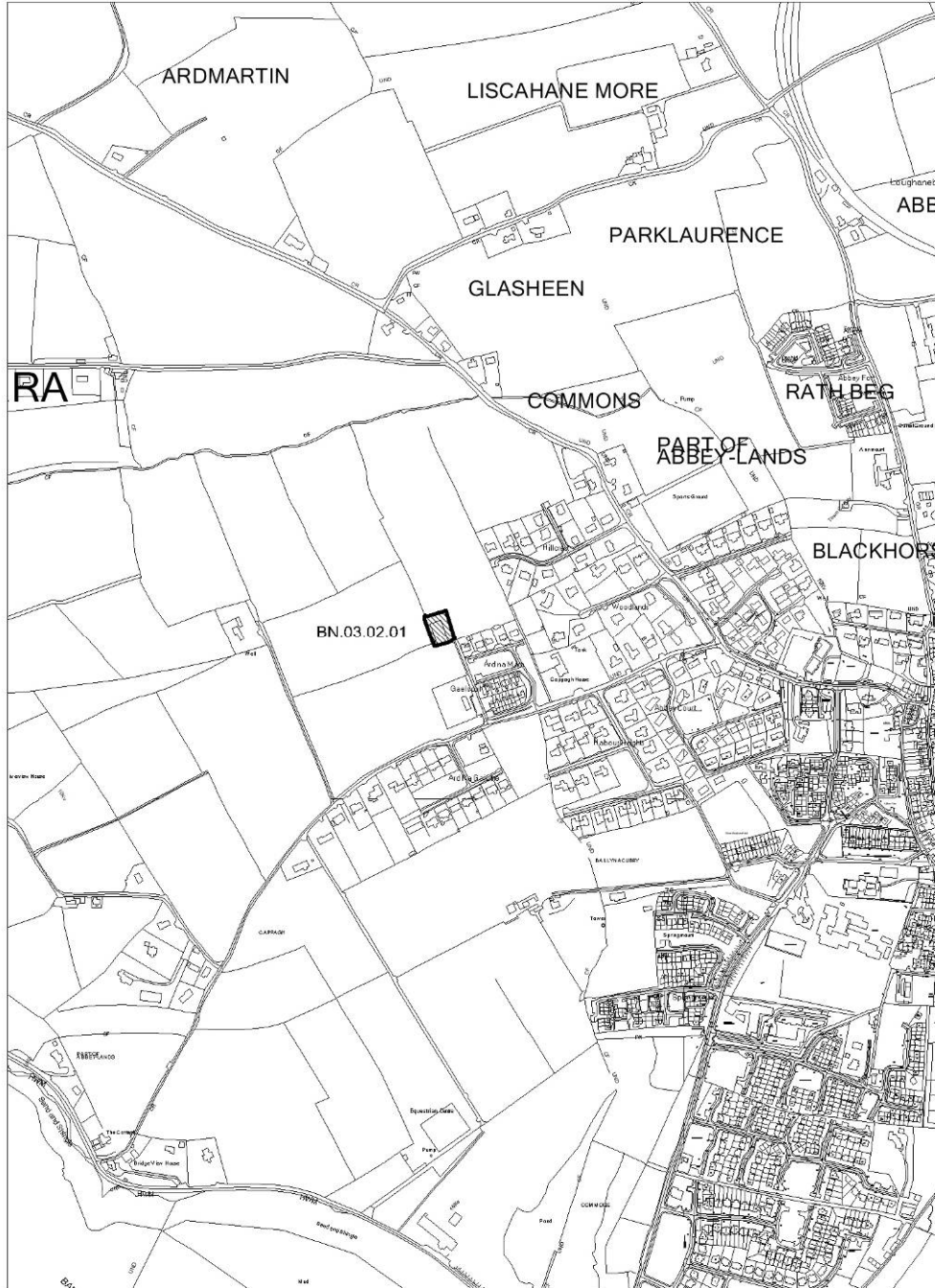
### Appendix C List of Amendments Not Recommended by the Manager

Change ref No.	Bandon	Draft Plan Page Number	Submission received	Comment
BN.03.01.22	<p><b>Zone 8.54 hectare site for business use with objective B-08 as follows</b></p> <p>Business Development. A detailed landscaping scheme which makes provision for retention of existing boundary woodland shall be submitted as part of any future development. A traffic and transportation plan should be prepared and the provision of appropriate water and waste water treatment systems.</p> <p><b>Note this change affects the text and map</b></p>		<p>EPA BN11/1466</p> <p>NRA BN11/1463</p> <p>ODM Accountants BN11/1470</p>	<p><b>Managers Recommendation:</b></p> <p><b>To exclude this proposed amendment BN.03.01.22 including proposed map change.</b></p> <p><b>See Section 2, Para 2.2.1 to 2.2.7, pages 6 to 8 for details.</b></p>

## **Appendix D Proposed Maps for the Bandon Electoral Area**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

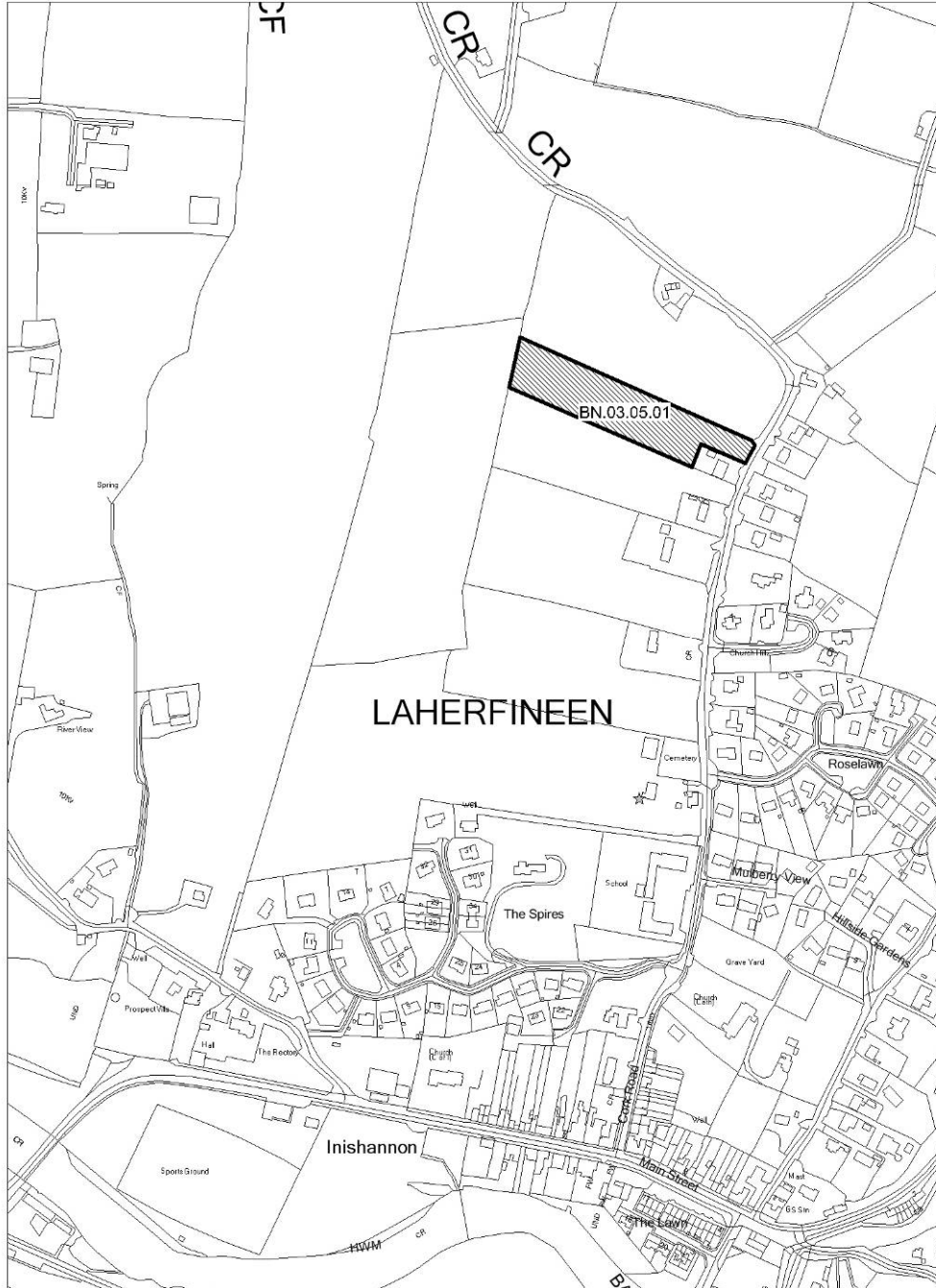
**Kinsale**



**Amendment Ref. BN.03.02.01**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

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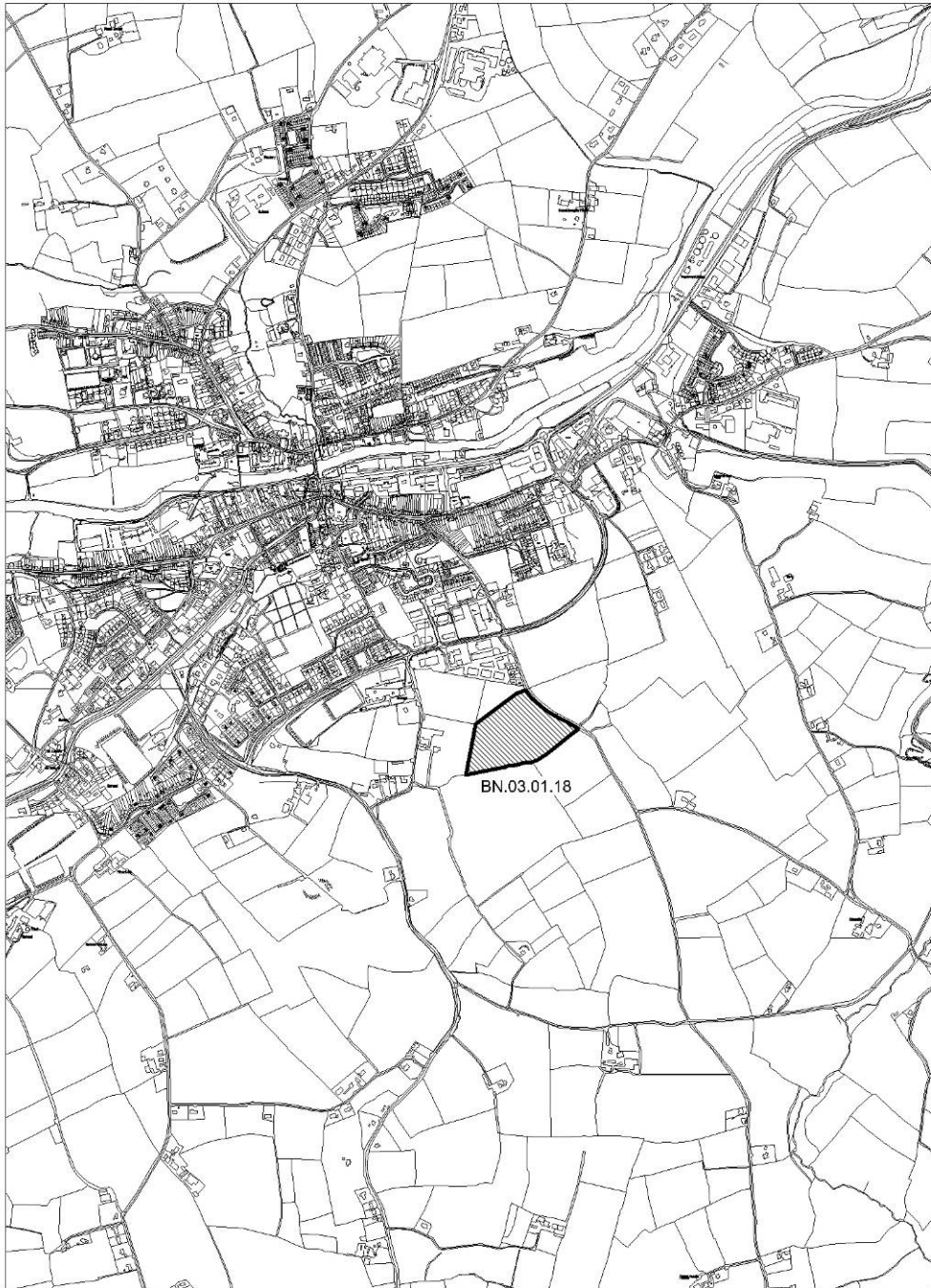


**Amendment Ref. BN.03.05.01**



**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

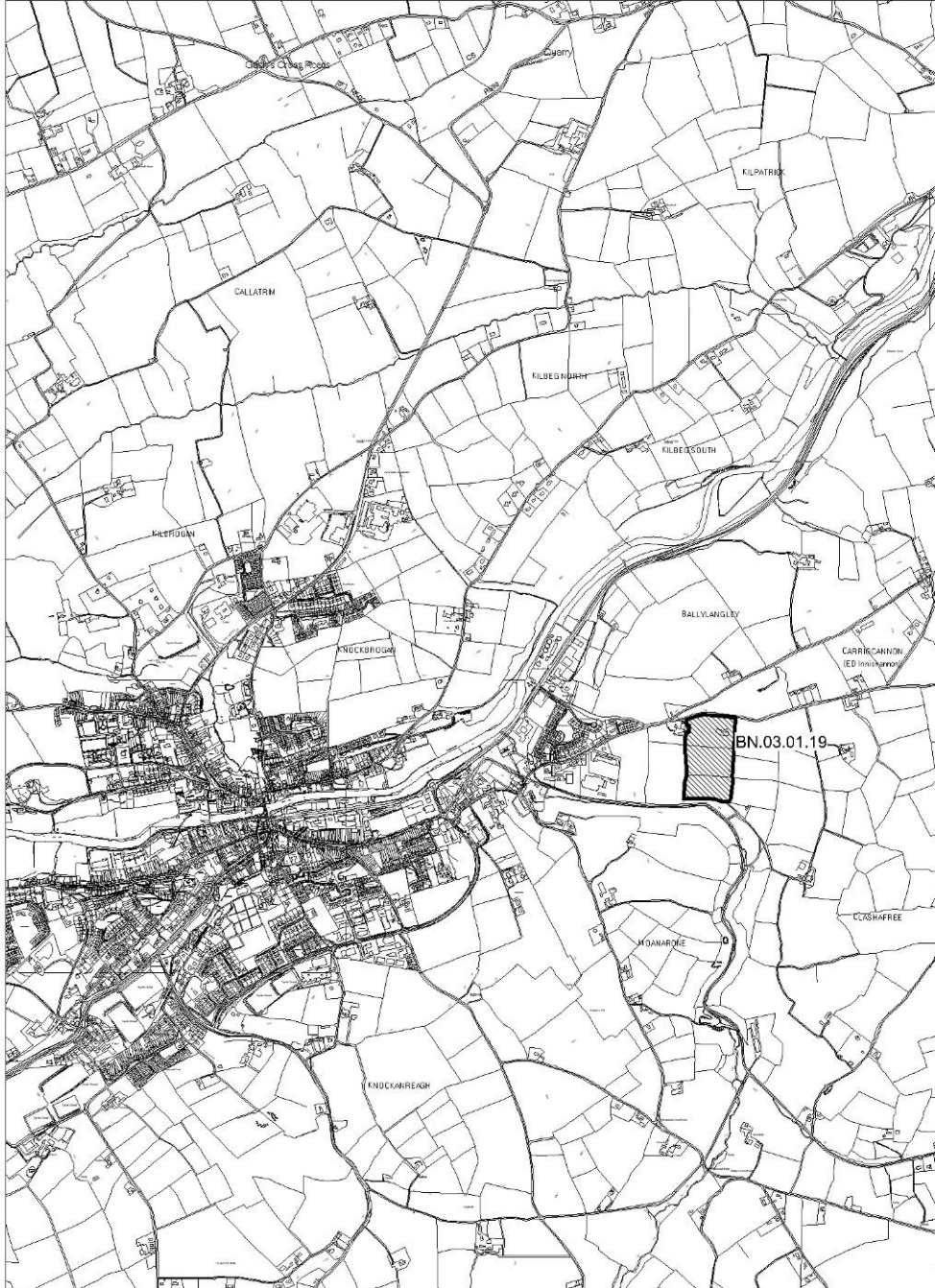
**Bandon**



**Amendment Ref.BN.03.01.18**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

**Bandon**



**Amendment Ref.BN.03.01.19**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

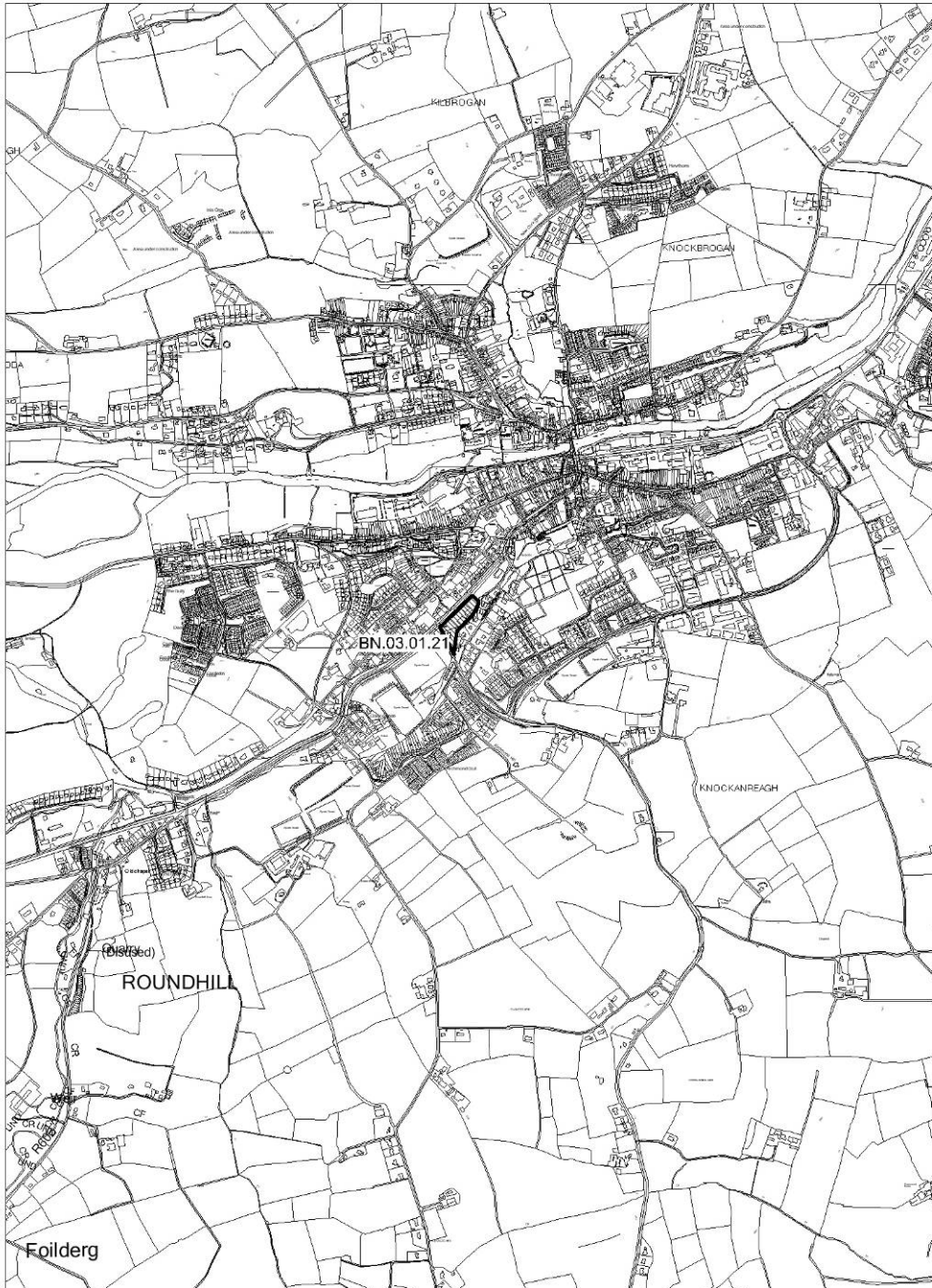
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**Amendment Ref.BN.03.01.20**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

**Bandon**



**Amendment Ref.BN.03.01.21**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

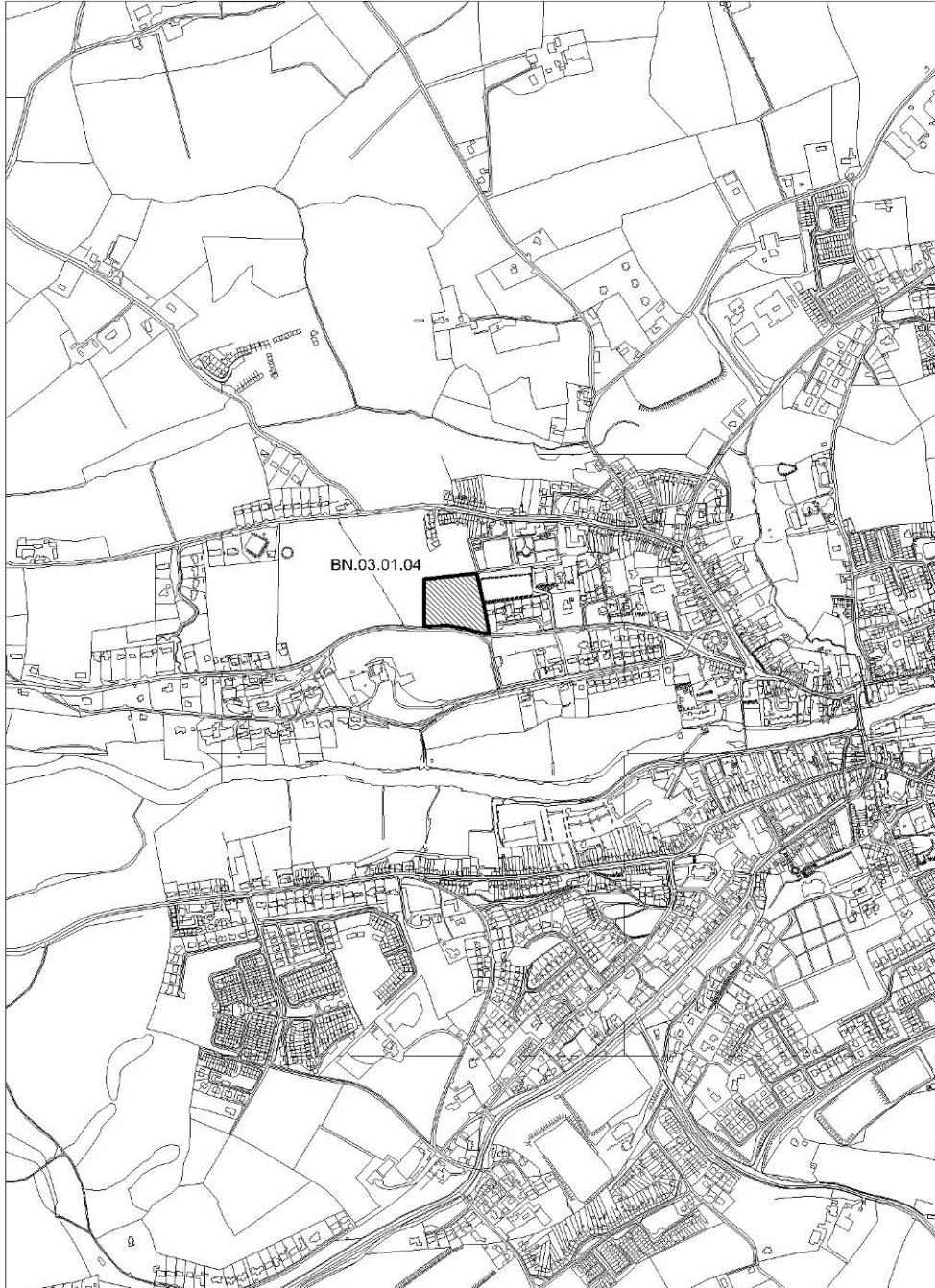
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**Amendment Ref.BN.03.01.05**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

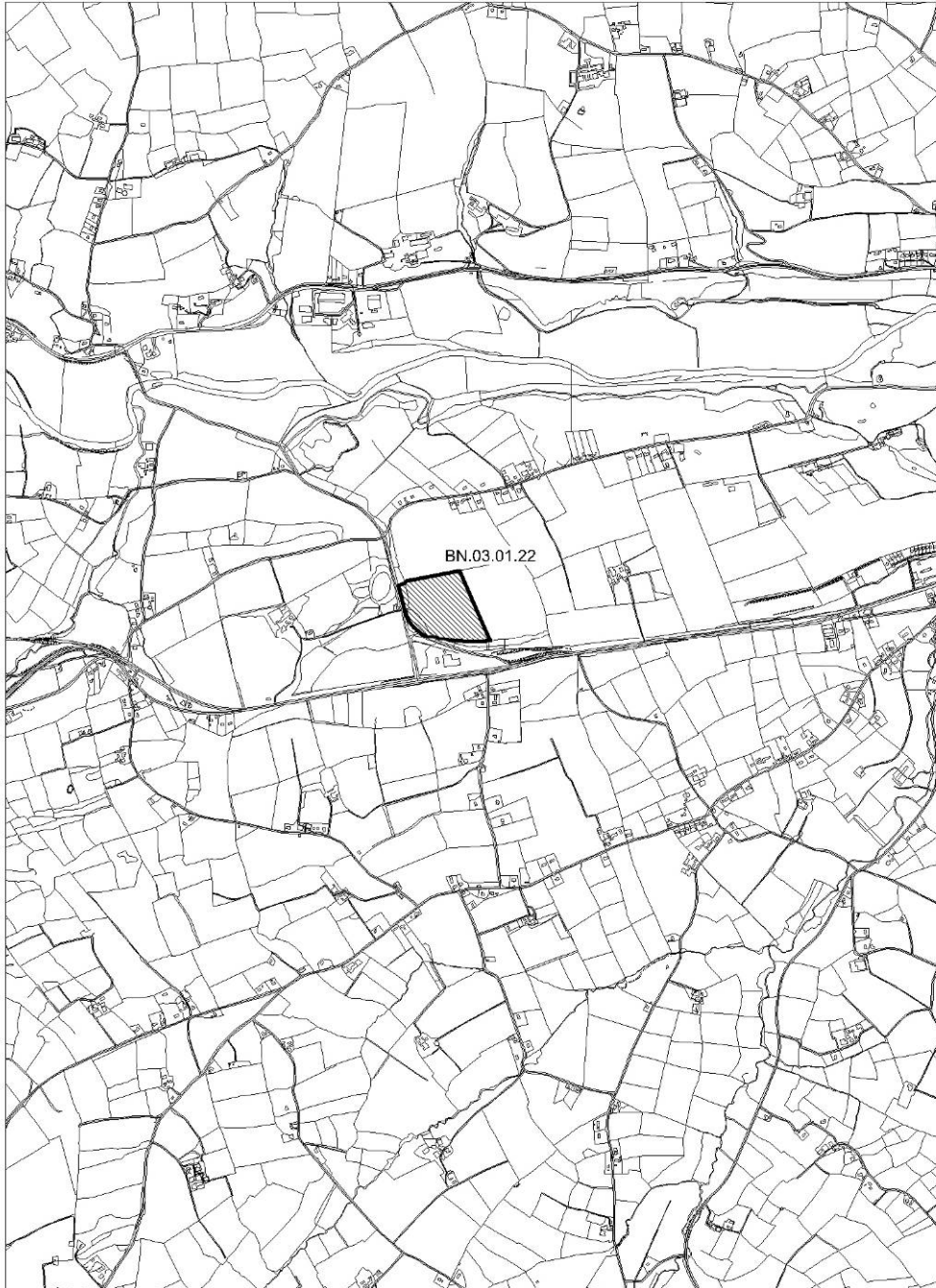
**Bandon**



**Amendment Ref.BN.03.01.04**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

**Bandon**



**Amendment Ref.BN.03.01.22**

**Bandon Electoral Area Local Area Plan  
Public Consultation Draft**

**Kinsale**



**Amendment Ref:BN.03.02.07**



## Appendix E list of Submitters

Interested Party	Submission number	Settlement
Department of Arts, Heritage and the Gaeltacht	BN11/1347	Countywide
Department of Education and Skills	BN11/1467	Countywide
EPA	BN11/1466	Countywide
ESB	BN11/1315	Bandon
Henry Good Ltd	BN11/1330	Kinsale
John Barry	BN11/1315	Kinsale
NRA	BN11/1463	Bandon
ODM Accountants	BN11/1470	Bandon
OPW	BN/11.1473	Countywide
Tesco Ireland Ltd	BN11/1329	Bandon