

Report to Members

Bandon Electoral Area Local Area Plan
Public Consultation Draft

Supplementary Managers Report.

28th March 2011

Document Verification

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1.0			MR	AF		

Section 1 Introduction

1.1.1. This report sets out in draft form the additional proposed amendments to the Draft Plan as a result of;

- matters arising from discussions with Elected Members on the Manager's Report issued in February 2011 at the Bandon Electoral Area Committee meeting on 2nd March,
- having considered the subsequent Notices of Motion submitted by Members for consideration at the Council meeting on the 30th March, and
- a number of erratta to the original Manager's Report.

1.1.2. This document should be read in conjunction with the public consultation draft of the plan published in November 2010, the Manager's Report issued in February 2011 and the Interim Report issued on 18th March 2011.

1.1.3. The preparation of this document is an important part of the process that the Council has followed in order to meet the requirements for the preparation of a new local area plan as set out in section 20 of the Planning and Development Acts. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development.

Section 2 Errata and Addendum

P8

Paragraph 2.3.8 omit reference to BN.03.02.01 and BN.0.02.05

p9

Amendment to the Bandon Local Area Plan proposed. Amend text in paragraph 3.4.17 see proposed amendment BN.03.03.02, add objective DB-02(i) in Innishannon see amendment BN.03.05.03, add objective DB-02(e) Riverstick see amendment BN.03.06.01 and amend Objective C-01 see amendment BN.03.06.02. In Ballyfeard amend objective DB-01 see amendment BN.03.12.01, in Garrettstown/Garrylucas insert additional objective DB-01 9(h) see amendment 03.17.01, In Tinkers Cross insert additional objective DB-01(f) see amendment 03.19.01 and in Sandy Cove insert additional text see amendment BN.03.30.01. Managers Recommendation: Insert 'sustainable' in front of growth as follows '.....to facilitate the sustainable growth of the town's population.....' see proposed amendment BN.03.01.17 in Bandon and BN.03.02.04 in Kinsale.

P9

Edit paragraph 2.3.14 The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading. ~~No amendment to the plan is considered necessary~~

P14

Paragraph **2.4 Village Nuclei**

Ballyheada

Managers Recommendation: No Change

P15 omit

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
	BNDLAP 11/943	Department of Education and Skills	The submission outlines how the Department calculates the extent of primary and post primary provision needed in an area. The submission relates to the towns of Bandon and Kinsale and the rural	Bandon Local Area Plan to be amended to identify additional school sites – see proposed amendments

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>areas in the provision of new schools and school extensions.</p> <p>In addition the submission takes the information supplied in section 2 of the DLAP Table 2.2.8 relating to population projection. Using these key pieces of information and applying them to the projected increase for each of the main areas listed, Bandon, Kinsale, villages and rural the additional educational infrastructural requirements emerge.</p> <p>Other points raised: the department always requests site reservations to be made as close as possible to community facilities such as sports facilities, libraries etc and the department is open to the concept of multi campus school arrangements. In Bandon Town identify need for two primary schools (8 classroom and 16 classroom). Also identify need for a 1.14 ha site to accommodate the existing primary school which is operating out of rented accommodation. In Kinsale require an 8 classroom primary school site to be identified</p>	<p>BN.03.01.04, BN.03.01.05, BN.03.01.06, BN.03.02.04 and BN.03.02.05 Appendix B.</p>

Page 22 insert

Bandon	BNDLAP 11/612	Enviro Management Services	<p>The submission gives an overview of the current and future housing market, the amount of residential zoned land, building statistics in Bandon, emigration impacts on growth and development and recommendations for residential housing for Bandon and business expansion zoning by Civic Amenity Site off the N71 , Water quality issues raised, public water supply needs to be upgraded. A more suitable bridging point should be identified which will remove heavy vehicles from the town. No information is available for urban air quality for Bandon Town</p>	<p>A number of these issues relating to population growth targets have been addressed in Section 2 of the DLAP.</p> <p>Road Infrastructure requirements will be identified through the preparation of the Bandon Transportation Plan as per paragraph 1.3.9 of the draft local area plan. No change proposed</p> <p>This is a stand alone site not contiguous to any development boundary. Adequate land has been provided for business/industrial uses within the development boundary of Bandon town. No change proposed.</p>
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Page 24

Belgooly	BNDLAP 11/814	Gerard McCarthy	Proposing that O-01 open space/recreation/amenity boundary should be extended as outlined in red on enclosed map so it can be used as a community playground, picnic area with playground equipment for the benefit of all Belgooly residents and expand the recreation facilities as outlined on the draft area local plans for Belgooly	The provision for such a facility in Belgooly has considerable merit. The current draft local area plan does not preclude such. However this location is unsuitable as it would involve reclamation of land from intertidal zone.
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Insert the following into p 27 Appendix A

Kinsale	BNDLAP 11/566	Deirdre Lynch & Cathal Buckley	Request that lands are located within development boundary and are zoned for limited residential development	Noted and no change proposed.
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P36 amend school site size Appendix B

BN.03.01.05	Amend and merge objectives R-06 and -07 to read as objective R-06 Medium density residential development with provision for a primary school campus (1.6 2.32 hectares for 2 primary schools) The overall proposal for this This development should make provision for an overall landscaping plan to minimise the visual impact of this development. A mix of house types is required and this development must make provision for possible connectivity with the established adjoining site to the north and X-01. Any proposal for development of this site must also include a detailed traffic impact assessment. and west. Note this change affects the text and zoning map	27
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P39 insert

BN.03.02.03	Additional wording for objective B-03 Business Development which may accommodate expansion of existing adjoining use on I-02. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road. Note this change affects the text of the draft plan	37
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P40 insert the following amendments

	Inishannon	
BN.03.05.03	Add objective DB-02(i) '... retention of stone walls and other matters referred to in general text for Inishannon. Note: this change refers to the text of the draft plan	52
	Riverstick	
BN.03.06.01	Add objective DB-02(e) '...to include the protection and improvement of River Stick amenities'. Note: this change refers to the text of the draft plan	57
BN.03.06.02	Riverstick amend objective C-01 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	57

	<p>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.</p> <p>Note: this change refers to the text of the draft plan</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>Note: this change refers to the text of the draft plan</p>	
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P36

BN.03.01.06	Amend objective R-09 should read amend objective R-15 in Bandon	27
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Section 3 Supplementary Managers Recommendations

3.1.1. Where an entirely new amendment is proposed the reference number in the table refers to the next sequential reference number for that section or settlement following on from the original Manager's Report. Where this supplementary report involves a change to an amendment already included in the original Manager's Report then the same reference number has been retained.

Ref	Draft Change Title	Page Number
	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>Note this change affects the text and Map</p>	28
BN.03.01.19	<p>Extend boundary of I-02 and amend Objective I-02 as follows</p> <p>Industrial estate development suitable for small to medium sized industrial units. Site shall be served by a single access. Indepth screen planting to be provided along the eastern and southern site boundaries.</p> <p>Note this change affects the text and Map</p>	28
BN.03.01.20	<p>Extend boundary of B-02 and amend Objective B-02 as follows</p> <p>Business development suitable for small to medium sized industrial units. Site shall be served by a single access. Indepth screen planting to be provided along the northern, eastern and southern site boundaries.</p>	28

	Note this change affects the text and Map	
BN.03.01.21	Extend boundary of T-04 site. Note this change affects Map only	29
	Kinsale	
BN.03.02.05	Amend Objective R-01 as follows: 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. The development of this site shall be carried out on a phased basis. 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. Note this change affects the text only	36
	Belgooly	
BN.03.04.01	Amend paragraph 4.2.12 The County Council will support the provision of a playground in the village. Note this change affects the text only	46
BN.03.04.02	Amend Objective DB-01(b) as follows: 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 12 25 units. Note this change affects the text only	47
	Ballinspittle	
BN.03.03.03	Amend Objective DB-01(b) as follows: 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 10 25 units. Note this change affects the text only	43
	Inishannon	
BN.03.05.04	Amend Objective DB-01(b) as follows: The number of houses in any particular	51

	<p>individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 25 units.</p> <p>Note this change affects the text only</p>	
	Riverstick	
BN.03.06.02	<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 10 25 units.</p> <p>Note this change affects the text only</p>	

Section 4 Additional Proposed Map Changes for Bandon EA

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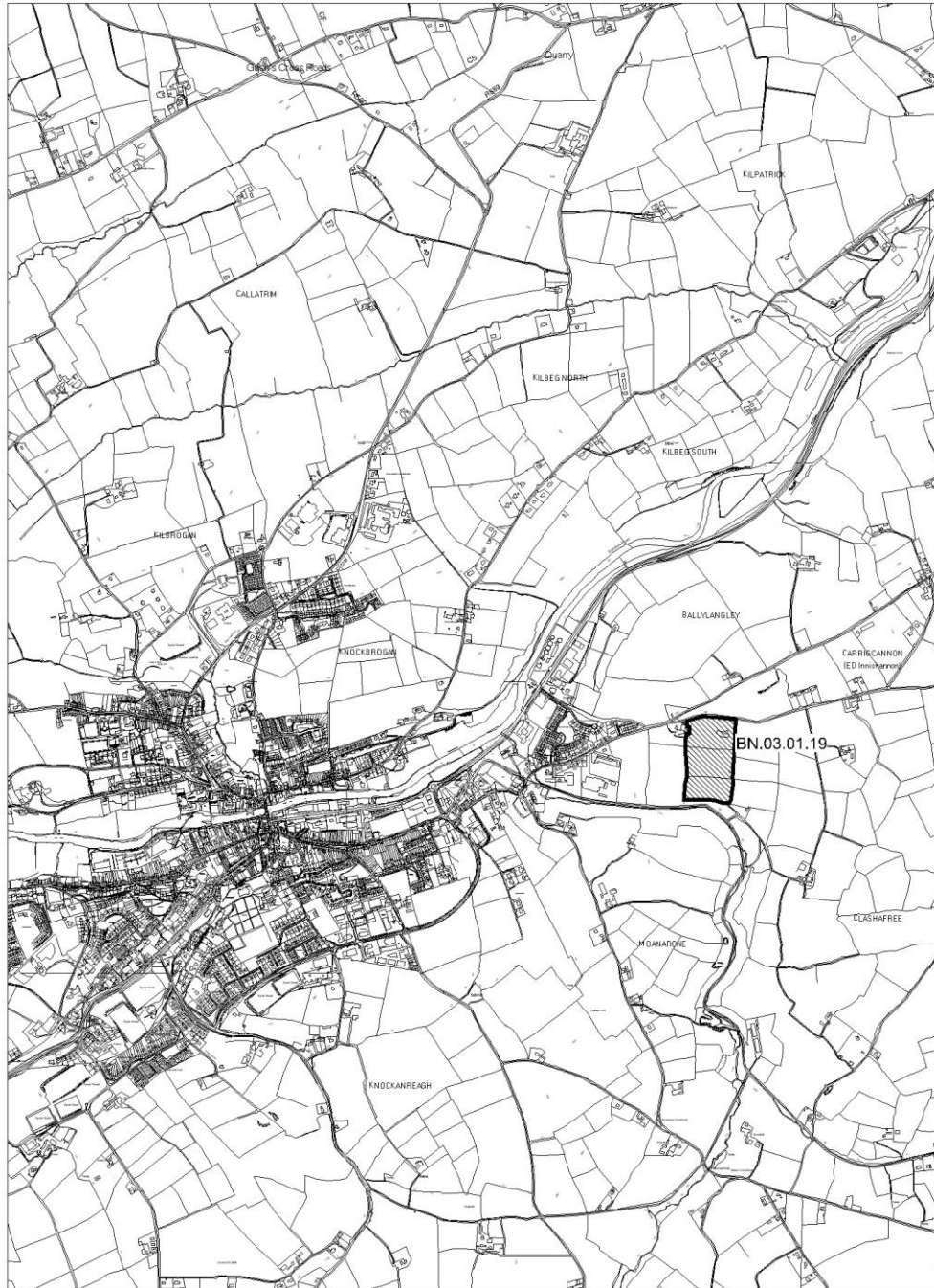
Bandon



Managers Recommended Amendment Ref.BN.03.01.18

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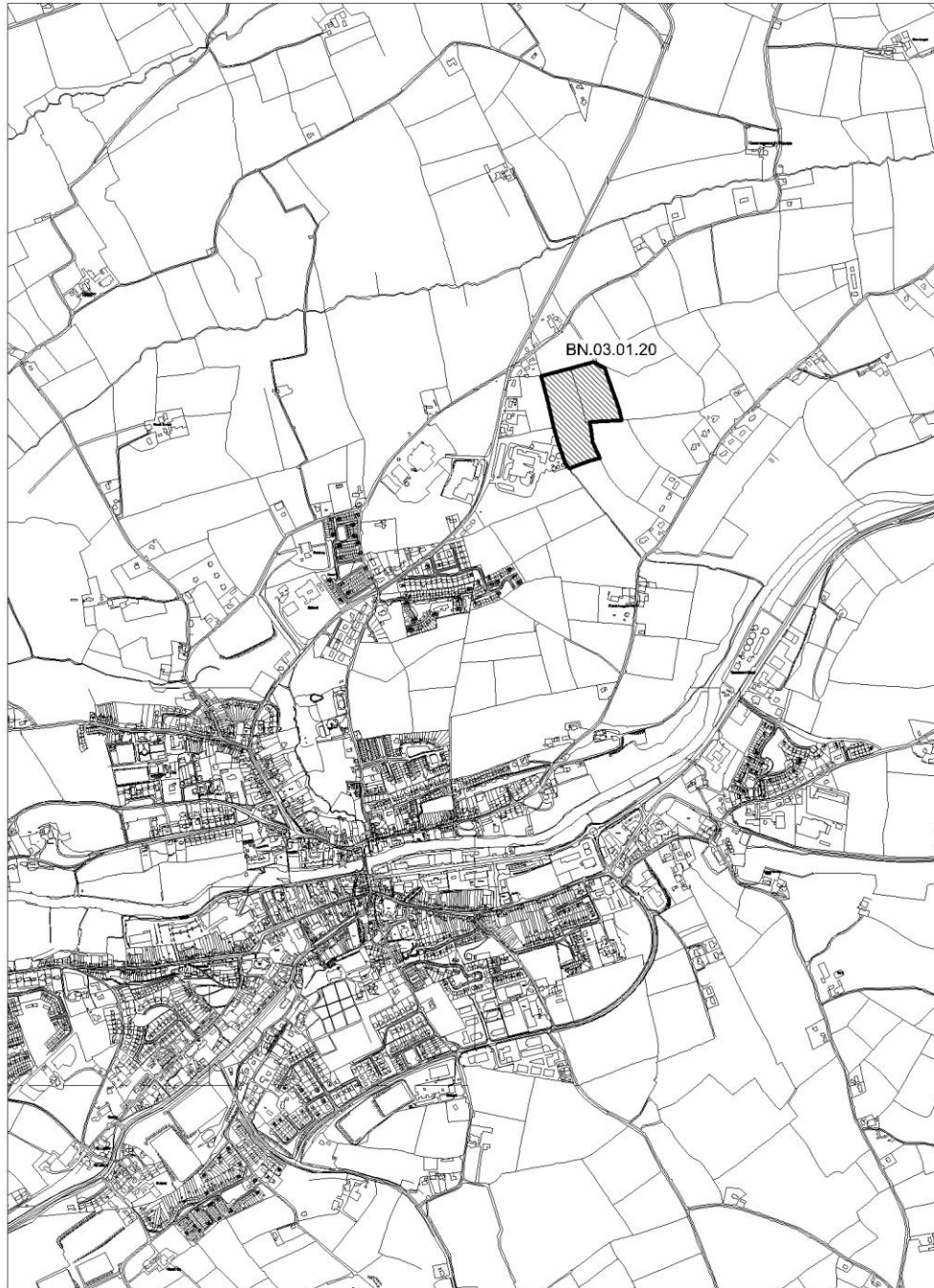
Bandon



Managers Recommended Amendment Ref.BN.03.01.19

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Managers Recommended Amendment Ref.BN.03.01.20

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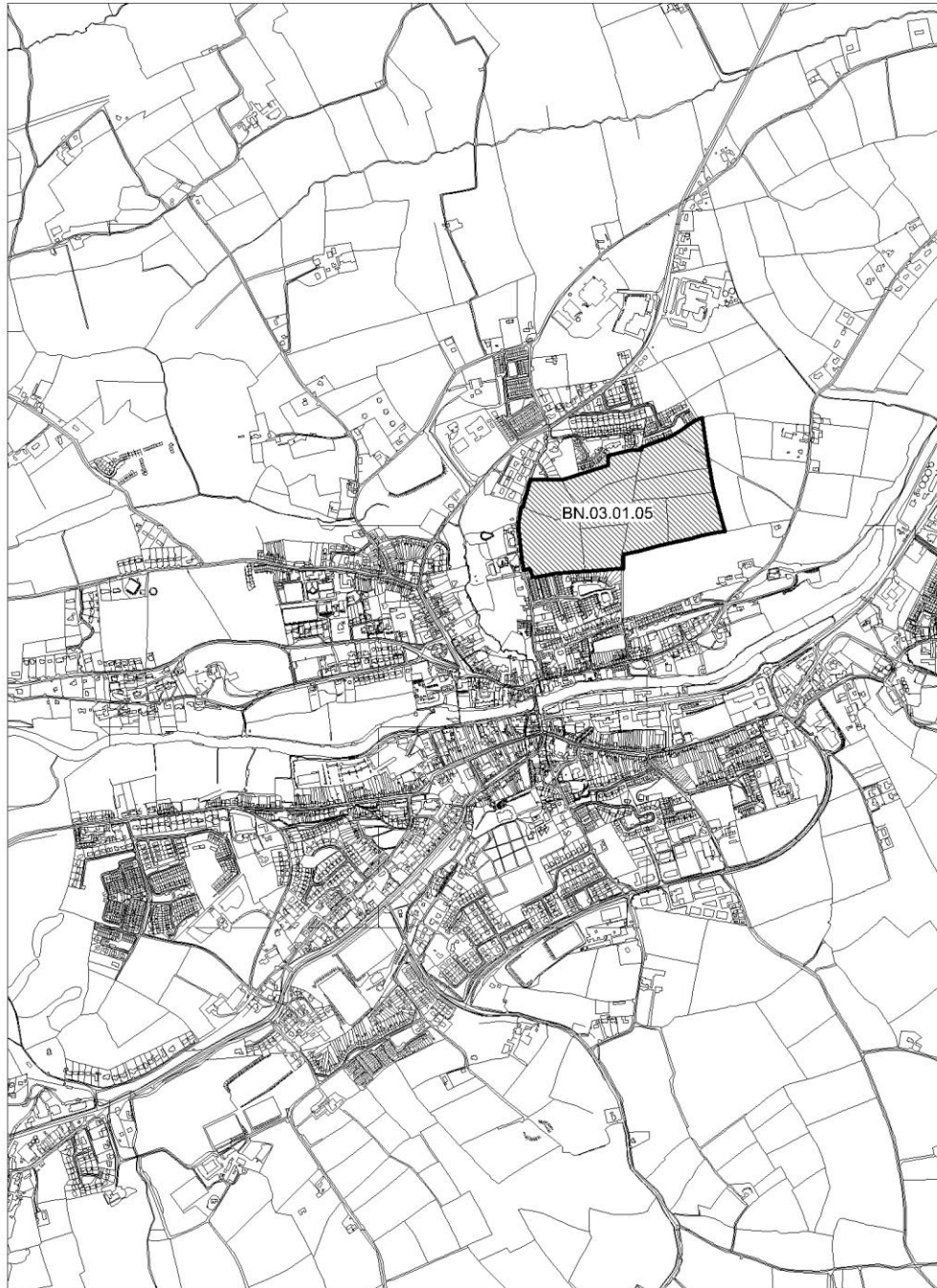
Bandon



Managers Recommended Amendment Ref.BN.03.01.21

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Managers Recommended Amendment Ref.BN.03.01.05