

# **Report to Members**

Bantry Electoral Area Local Area Plan  
Public Consultation Draft

Managers Opinion on the Issues Raised &  
Proposed Amendments.

February 2011

**Document Verification**  
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<b>Job Title: Report to Members</b>						
<b>Document Title:</b> <b>Bantry Electoral Area Local Area Plan Draft Plan Consultation and Other Issues</b>						
<b>Document Ref:</b>						
<b>Revision</b>	<b>Date</b>	<b>Filename:</b>				
		<b>Description:</b> <b>This Report sets out the Managers Opinion on the issues raised in the submissions received on the Public Consultation Draft of the Bantry Electoral Area Plan</b>				
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**This report focuses on the submissions and observations received from the public following publication of the Bantry Electoral Area Local Area Plan Public Consultation Draft, which 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 preparation of the various amendments to the Bantry 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 following consideration of the issues raised in the submissions and other pertinent issues.**

**Appendix C of the report includes a List of Submissions by Interested Party. In the case of Bantry Retail the proposed change is included in Appendix D. Appendix E of the report includes all the map changes.**

## **Section 1 Introduction**

### **1.1 Where we are in the process**

**1.1.1.** The Bantry Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22th of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD 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.

**1.1.2.** Although not required under the Act, public exhibitions / information day was held during the display period to encourage people to take part in the plan process. This was held in the Maritime Hotel, Bantry on December 2nd 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the draft LAP.

**1.1.3.** A number of individuals and groups availed of the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

### **1.2 Submissions**

**1.2.1.** There were a total of 78 submissions received during the public consultation period on the Draft Bantry Electoral Area Local Area Plan, which ran from the 22nd of November 2010 to January the 12th 2011. Of these 78, approximately 10 were duplicate type submissions. 10 submissions focussed on general issues facing the County and Electoral Area. The majority of the submissions received relate to issues in Bantry town (32). Castletownbere received 11 submissions and Schull 3. Within the Electoral area 6 submissions related to issues in the key villages/islands, 7 submissions related to the villages and 3 submissions related to issues in the village nuclei.

**1.2.2.** Approximately 10 submissions were received, which raised the issue of flooding in a general sense. A small number of these referred to inaccuracy of the flood maps as depicted in the land use zoning maps.

### **1.3 Appropriate Assessment**

**1.3.1.** In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Report has been prepared. Section 2.6 of

this report provides a table illustrating the specific amendments that apply to individual settlements. The recommendations from this report are set out in Appendix B of this report and it is the Recommendation of the Manager that they be included in the amendments.

#### **1.4 How to use this report**

**1.4.1.** This report is set out to fulfil a number of functions. Firstly and overall, it's purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period.

**1.4.2.** Section 2 sets out the Manager's view of the principle issues raised and includes the Manager's recommendations for amendments to the draft plan.

**1.4.3.** Included thereafter, in Appendix A, is the full list of submissions received during the 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.** Appendix B sets out the details list of proposed recommended material amendments to the Draft Local Area Plan. This list is set out by settlement.

**1.4.5.** Appendix C of the report includes a List of Submissions by Interested Party.

**1.4.6.** Elected Members should note that the 'material amendments' are those that affect the objectives/policies of the plan or will otherwise have a significant effect on the outcomes of the plan. Some of the changes to the plan that have been requested in submissions are considered to be 'non-material' where, for example, they will result in an updating of the factual content of the plan or a change in the way that existing information is displayed.

**1.4.7.** 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in the spring. These non-material changes will simply 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.

#### **1.5 Next Steps**

**1.5.1.** Following the issue of this report to Members on the 23<sup>rd</sup> February 2011. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Manager (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Manager's recommendation;

- 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 5<sup>th</sup> April 2011.

**1.5.2.** The following arrangements have been made so that Elected Members can give appropriate consideration to the issues raised in this report:

- A special meeting of the Bantry Electoral Area Committee has been arranged for Monday 7<sup>th</sup> March 2011 at 2.00pm in Skibbereen Town Council Offices. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30<sup>th</sup> March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22<sup>nd</sup> March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31<sup>st</sup> March 2011 at 11 am.

**1.5.3.** The Planning and Development Acts require that any material amendments to the plan must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end of April 2011. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

**1.5.4.** The issues raised in any submission or observation subsequently received will then be made the subject of a further report to Members of the Council together with recommendations so that these can be taken into account. This stage of the plan is executed by resolution of the Council. The new Local Area Plan will come into force four weeks from the day it is made.

**1.5.5.** 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 Principal Issues Raised

### 2.1 Introduction

**2.1.1.** This section of the report briefly sets out the justification supporting the County Manager's recommendations for amendments to the plan and also, where other significant issues have been raised and where no change to the plan is recommended a brief justification is set out.

**2.1.2.** Detailed text and maps in relation to the recommended changes can be found in Appendix B and Appendix E respectively.

### 2.2 General Issues

**2.2.1.** The following paragraphs set out the justification for the County Manager's recommendation on a number of general issues that affect the overall approach, not only to this local area plan, but also to all the local area plans currently being prepared by the County Council. In many cases several submissions have set out differing points of view on the approach that should be taken and these individual points of view are reflected in the submission summaries set out in Appendix A. The recommendations set out below have taken all the points made into consideration.

#### Flood Risk Management and the Local Area Plans

**2.2.2.** In this plan the overall approach to flood risk management is set out in Section 1.7 of the draft plan. The background to this issue stems from the relevant guidelines for Planning Authorities issued under Section 28 of the Planning & Development Acts jointly by the Minister for the Environment Heritage and Local Government and the Minister of State with Special Responsibility for the Office of Public Works in November 2009. Under the legislation, planning authorities are required to 'have regard' in the discharge of their obligations under the Planning & Development Acts.

**2.2.3.** Referring specifically to city and county planning authorities the guidelines state that the authorities 'will introduce flood risk assessment as an integral and leading element of their development planning functions...at the earliest practicable opportunity in line with the requirements of the guidelines.'

**2.2.4.** In response to this, the draft plans included indicative maps of the areas considered susceptible to flooding on the draft zoning maps. The maps were prepared by Cork County Council following the approach recommended in the Ministerial Guidelines and were based on information amalgamated from a number of sources including:

- Draft River Lee Catchment Flood Risk Assessment and Management Study (OPW);
- 'Draft Flood Hazard Mapping'. Prepared by consultants commissioned by Cork County Council for all areas of the County where significant fluvial or tidal flooding might occur; and
- 'Floodmaps.ie' (an OPW managed source of other flood information from a variety of sources)

**2.2.5.** The Draft Plans also introduced a number of objectives, prepared in line with the Ministerial Guidelines and aimed at reducing the extent to which future development would be exposed to the risk of flooding. Generally, whether or not a site was the subject of a specific zoning objective, these new objectives would require intending developers to carry

out a detailed site-specific flood risk assessment before permission could be granted for development.

**2.2.6.** In the submissions themselves and in the expressions of opinion by some Elected Members of the Council, a number of issues have been raised in relation to this approach across all the local area plans, including:

- That the overall approach taken in the draft plans to the management of flood risks is flawed and that indicative flood risk maps in the draft plans were not a credible basis for the decisions being made
- Whilst it was often accepted in submissions that a particular settlement was susceptible to some level of flood risk, in some settlements, the indicative flood risk maps shown in the draft plans are insufficiently accurate to identify the land most susceptible to those risks
- That there was no need to avoid new zoning on areas indicated as at risk of flooding because a site specific assessment could be carried out at the planning application stage
- That it was unreasonable to discontinue zonings or reduce development boundaries from a previous plan on the basis of the indicative flood risk maps
- That the level of detail required in the site-specific flood risk assessment was, in many cases, excessive and would impose unnecessary financial burdens on those contemplating development

**2.2.7.** In addressing these issues and preparing the response set out in this report, County Council staff worked in close consultation with the OPW (who are the lead agency for Flood Risk Management at the National level) and JBA Consulting (who were commissioned by the County Council to prepare the draft flood hazard mapping referred to in paragraph 2.2.4.)

**2.2.8.** With regard to the overall approach taken towards flood risk assessment in the draft plans, the following points arise in response to the submissions made:

- The status of the Ministerial Guidelines issued under Section 28 of the Planning & Development Acts requires that the planning authority 'have regard' to them in the discharge of their planning functions including the making of Local Area Plans. Clearly, for the County Council to disregard or ignore the guidelines altogether would be likely to be a breach of the Act.
- Whilst at a theoretical level at least, it might be possible for the County Council to satisfy its obligation to 'have regard' to the guidelines but to take a different approach to the management of flood risks to that set out in the Guidelines, it is considered that this would need a demonstrable justification for any different approach that it chose to follow. None of the submissions received included an equivalent alternative rationale for the management of flood risks to that set out in the Ministerial Guidelines.
- With regard to the 'credibility' of the indicative flood risk maps shown in the draft plans, since their publication there have been lengthy discussions between the County Council's staff, OPW officials and the JBA Consulting. Mark Adamson, Assistant Chief Engineer and Head of Flood Relief and Risk Management Division, OPW, addressed the County Council's Development Committee on Friday 21<sup>st</sup> January 2011 and answered questions from Elected Members on this issue. Subject to the recommendations below, it is concluded that the indicative flood risk maps shown in the draft Local Area Plans provide broad scale modelling using best available data and techniques that is a wholly appropriate evidence base for the spatial planning decisions



to be made in the Local Area Plans and that the general approach (other than in the Cork Harbour Area where new data has been issued by Lee CFRAMS/OPW) will be to leave the maps unchanged.

- Notwithstanding the conclusion reached in the preceding paragraph, Elected Members of the County Council and several of those making submissions have suggested that, in a relatively small number of settlements across the County as a whole, there appear to be some 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, providing an appropriate policy response can be developed to address the localised uncertainty that they cause, they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions to be made in these Local Area Plans.
- In order to address these localised mapping uncertainties, rather than requiring those contemplating development to carry out a full detailed site-specific flood risk assessment, it has been agreed with OPW officials that it will be appropriate to modify the objectives of the draft plans so that a staged approach to site-specific flood risk assessment can apply. Stage 1 of such an assessment would provide for a relatively simple and inexpensive verification of the indicative flood risk map shown in the local area plan. If this demonstrates to the County Council's satisfaction that the site is unlikely to be affected by flooding, then the requirement for a detailed site-specific flood risk assessment can be set aside.
- With regard to the use of the indicative flood risk maps as a basis for making new zoning decisions in the Local Area Plans, it is considered that this approach is entirely consistent with the Ministerial Guidelines.
- So far as the discontinuance of existing zonings or the reduction of development boundaries inherited from previous plans is concerned, in view of the possibility of localised uncertainty in the indicative flood risk maps, it is considered appropriate to re-instate these zonings and development boundaries where concerns over indicative flood risks were the sole reason for the discontinuance of the zoning/development boundary. Zonings re-instated in this way would be modified so that the specific objective includes a reference to the possibility of future flooding and a requirement to carry out the revised staged flood map verification/site-specific flood risk assessment.
- The modification of the plans to include a staged approach to flood map verification/site-specific flood risk assessment will help overcome concerns regarding the burden this could place on intending developers.

**Manager's Recommendation: Amend the Draft Bantry Electoral Area Plan as follows:**

- 1. Introduce additional text and objectives (primarily in section 1 of the plan) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map.**

2. **Include a text reference for those settlements where submissions suggest there are localised uncertainties in the indicative flood hazard map (Ardgroom and Bantry).**
3. **Amend the Draft Local Area Plan to reinstate and zonings from previous plans or development boundaries that were discontinued solely on grounds of conflict with the indicative flood hazard maps**

**Note: See amendment BT01.01.03-07 (Appendix B)**

### **Sustainable Residential Development in Urban Areas – Scale of Development in Villages**

**2.2.9.** In the review of this 2005 local area plan that resulted in the preparation of this Draft Local Area Plan, the County Council has attempted to frame its proposals for the area having regard to the Guidelines for Planning Authorities issued under section 28 of the Planning and Development Acts in May 2009 concerning Sustainable Residential Development in Urban Areas. The approach taken in villages, following the principles set out in the Ministerial Guidelines, has been to set out a future planning framework for the village based on four key elements:

- The provision of a development boundary;
- An objective setting out the total number of new dwellings likely to be built in the village during the lifetime of the plan;
- Guidance on the maximum size of an individual development taking account of the existing scale, ‘grain’ and character of the village and other relevant considerations; and
- Where appropriate, guidance on the preferred location(s) for particular types of development within the development boundary.

**2.2.10.** Generally, this overall approach has been welcomed by many of those who made submissions to the plan. However, in some cases, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan. Some submissions raised concerns regarding the affect of the new approach 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.

**2.2.11.** The objectives in the Draft Local Area 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 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 new local area plan.

**2.2.12.** A further issue concerns the role of the new local area plans in the determination of applications for 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 & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

**2.2.13.** However, taking account of current housing market uncertainties, it is possible that some developments, 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 the making of the plan.

**2.2.14.** In order to address these concerns it is considered appropriate to amend the draft local area plan to set out clear guidance for the public on treatment of the following transitional issues that may arise on a case-specific basis in relation to the treatment of proposals first authorised under the 2005 local area plan. These amendments will cover the following main areas:

- Provide a clear statement to the effect that the County Council remains committed to the implementation of existing planning permissions;
- Provide a statement indicating that the Planning & Development Acts do not make provision for local area plans to be taken into account in the assessment of applications for the extension of the appropriate period.
- Provide an additional objective and supporting text to indicate that, 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 carried out pursuant to the permission prior to the making of this plan;

### **2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities**

**2.3.1.** Submission were received from several Ministers, Government bodies or other local authorities and are listed below:

Department of the Environment, Heritage and Local Government  
Department of Education and Skills  
Department of Communications, Energy and Natural Resources  
Department of Transport  
Office of Public Works  
Environmental Protection Agency  
National Roads Authority  
Bus Éireann

**2.3.2.** Summaries of the issues raised in these submissions and details of the Manager's opinion are set out in Appendix A. The following paragraphs address the major issues likely to affect the amendment of the local area plan.

### **Department of the Environment, Heritage and Local Government**

**2.3.3.** The Department commended the County Council on several aspects of the plan including the approach taken to flood risk management, the general approach to development in villages and on the new provisions affecting the inhabited islands off the county's coast.

**2.3.4.** The submission sought improvements to integration of the local area plan with some of the existing objectives of the County Development Plan 2009 particularly through the inclusion of existing built and natural heritage designations on the maps used in the Draft Local Area Plan. As this request relates only to existing objectives and designations it is not considered to be a material amendment to the plan and these details will be included on the maps of the final plan when published later in the year.

**2.3.5.** Some location-specific issues raised by the department have been addressed in the Natural Impact report and appropriate provisions are included in the Manager's recommendations.

**Manager's Recommendation: Propose no change to the Draft Local Area Plan.**

### **Department of Education and Skills**

**2.3.6.** In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the Bantry Electoral Area. It suggests that the majority of increases in pupil numbers can be catered for by expansion to existing schools. In Bantry Town, however, additional lands have been identified for a primary school as a result of the submission.

**2.3.7. Manager's Recommendation: Bantry Local Area Plan to be amended to identify additional primary school site – see proposed amendment BT03.01.02/03**

### **Department Of Transport**

**2.3.8.** The contents of this submission are noted. The role of transport is highlighted in each Draft Local Area Plan. The key elements of the Smarter Travel Policy are contained within Chapter 6 of the CDP which provides the overall strategic framework for the LAP's.

**2.3.9.** The Bantry Local Area Plan has in many instances made provision for identification and provision of additional walking/cycling routes in many of the settlements. In addition, connectivity and facilitation of alternative transport modes underpins the overall zonings and objectives of the plan.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

### **Environmental Protection Agency**

**2.3.10.** The EPA have made a very detailed submission commenting on many aspects of the draft plan. A significant number of the issues raised overlap with the recommendation of the Natural Impact report and these are included in the Manager's recommendation for the amendments to the plan.

**2.3.11.** The main issue raised concerns the level of integration between the developments proposed in the plan and the arrangements for the provision of supporting infrastructure particularly with regard to water and waste-water. The objectives of the County Development Plan 2009 together with those of the Draft Local Area Plan already address these issues to a significant extent. However, the degree of integration could be improved by

the addition of further text, the inclusion of clear references in the draft local area plan to the relevant objectives in the County Development Plan and the modification of individual objectives. Many of these changes are considered 'non-material' but provision for those that amount to material change has been included in the Manager's recommendation.

**2.3.12.** The EPA also raise a number of other issues in relation to the Environmental Report prepared in relation to the Draft Local area plan. These points will be addressed in any Supplementary Environmental Report prepared in relation to the proposed amendment or in the Environmental Statement published in conjunction with the final plan.

**2.3.13.** Specifically in relation to Bantry the SEA submission requests that a specific objective be included in the plan for Bantry Town to respect the setting of the town. It has been proposed to add additional text reflecting the infrastructural difficulties in Ballydehob and text in relation to the Islands is to be reinforced.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan proposed in relation to suggestions outlined – see proposed amendment BT03.01.14 & BT03.04.01 & BT03.07.01/02.**

### **National Roads Authority**

**2.3.14.** Comments on the general content of the Local Area Plans are noted. References to Ministerial Guidelines have only been included where they are finalised. Clear guidance on phasing will be provided where required.

**2.3.15.** 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 e.g. Bantry Town.

**Manager's Recommendation: No amendment to the overall strategy in Bantry Local Area Plan proposed.**

## **2.4 Other Issues Raised in General Submissions**

### **Construction Industry Federation**

**2.4.1.** The CIF submission raises a number of issues relating to masterplanning, infrastructure deficits, flooding, population targets, taxation and crèche provision.

**2.4.2.** The submission raises a number of strategic issues best addressed in the normal review of the relevant strategic documents. The aim of Masterplans is to provide additional information to help streamline the planning application process. They are only used in the case of unusually complex and large scale proposals.

**2.4.3.** The observations made on the approach to flood risk management have been addressed in paragraphs 2.3.2 – 2.3.10 of this report.

**2.4.4.** The approach to zoning in smaller settlements is in line with Ministerial Guidelines and many of the observations that have been made are addressed in this report.

**2.4.5.** Infrastructure investment is generally prioritised in accordance with the strategic aims of the County Development Plan 2009.

**2.4.6.** While the observations made regarding certain taxation issues are clearly of concern, they are clearly a matter for Government and do not fall to be considered under the remit of the Local Area Plan process. Crèche requirements are provided for in the DOEHLG Childcare Guidelines and are a matter for consideration during the planning application process.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

**Irish Farmers Association**

**2.4.7.** The submission From the IFA stresses the importance of emphasizing the role a vibrant agriculture and food industry can play in the resurrection of the economy in the future. However, the submission acknowledged that this can only be achieved if the Local Area Plan's include a solid commitment to improve rural infrastructure such as access roads and high speed broadband services.

**2.4.8.** The approach undertaken in the Local Area Plans will ensure that resources are effectively targeted in a strategic manner to maximise such infrastructure provision and supports.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

## 2.5 Settlement Specific Issues

2.5.1. The following paragraphs list the issues raised in the submissions in relation to settlements:

### MAIN SETTLEMENTS:

**Bantry:** A Total of 32 submissions were received for Bantry town - the principle issues are as follows:

Retailing in Bantry:

2.5.2. The approach taken to retailing in Bantry town received the most contributions in the Bantry Electoral Area (10). A substantial proportion of these submissions expressed concern that the text and objectives in relation to the town centre/retailing would have a detrimental effect on the town centre. Others suggested that it contravened the Retail Planning Guidelines, the County Development Plan, etc. In summary the points raised in relation to retail/town centre were:

- Broad support for town centre development while expressing concerns that encouraging edge of town centre retail would have a detrimental impact on the town centre/retail core and discourage investment. Broadly requested that those parts of the plan which undermine the town centre be removed as they are a threat to retail opportunities in the town.
- A number of submissions considered that the retailing approach was not consistent with the County Development Plan (with particular reference to ECON 4-9, 4-13 & 4-14) and both Regional and National Guidelines.
- Town centre sites, in particular the harbour site T-02, can cater for the retailing requirements of Bantry Town and should permit larger scale retailing on that site.
- Concerns were expressed with regard to objective DB-04, in particular that it gives consideration to edge of centre sites and requests were made that it should be modified.
- Broad support for the removal/modification of section 1.1.16 of the plan (Bantry) as it is suggested it contradicts other sections dealing with retail.
- One submission requested that lands at Newtown included as 'existing built up area' be reverted to Greenbelt lands as this was contrary to the legislation for making development plans.
- One submission requested that lands at Newton be zoned as a Special Policy Area X-03 for large scale convenience while also noting that it was inappropriate to reference an inspectors report in the plan.

2.5.3. Generally the submissions highlight the need to ensure that the retail policy adheres to the Retail Planning Guidelines. It is therefore proposed to amend the text of the retail policy to ensure that the policy is clearly in accordance with the Guidelines and to provide clear guidance for future retail development in the town. Rewording of retail policy text and the DB-04 objective is proposed. It is not proposed to make any changes to the T-02 zoning objective as it considered that the existing indication of the scale of development is appropriate for the site. In considering sites outside of the identified town centre the Retail Planning Guidelines require that proposals for retail development are subject to the sequential approach to be provided as part of a Retail Impact Assessment at the Planning Application stage.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan to address retailing issues - see proposed amendment BT03.01.01 and Appendix D**

Zoning of lands at Donemark:

**2.5.4.** There were 4 submissions (3 similar in nature) which object to any zoning of lands around Donemark Bridge for GAA/housing due to flooding, access and other infrastructural issues. One submission requested that the lands be zoned for GAA purposes. It is not proposed to zone any additional lands at this location due to flood risk. Development proposals for playing facilities may be considered on their merits in line with existing County Development Plan and LAP policies and in consideration of the proper planning and sustainable development of the area while specific zoning of lands is not required.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

Bantry Harbour:

**2.5.5.** The Bantry Harbour Board have highlighted a number of coastal projects which they support in Bantry Town. Primarily these are directly related to the harbour and include the extension of the X-02 site, pedestrian route to Black Strand, amenity area at Cove Strand and a boat repair at Abbey Slip. It is considered that a number of the proposals have considerable merit and additional supporting text is proposed in the plan.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan are proposed to support the proposals outlined – see proposed amendment BT03.01.04**

Education/Schools:

**2.5.6.** The Department of Education has identified the need to provide a site for an additional 16 classroom primary school based on the population and household targets of the plan.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan are proposed in identifying a suitable site - see proposed amendment BT03.01.02**

Other Proposals Subject to Amendments:

**2.5.7.** There are a number of amendments proposed as a result of other submissions to the plan. In summary these related to minor extension of B-01, rewording of X-02 to include residential, rewording of B-03, B-04, B-05 and I-01 submissions to reflect concerns of the NRA and rewording of R-07 and X-01 to allow for development briefs to be carried out by the landowners.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan are proposed to reflect the proposals – see proposed amendment BT03.01.06-09**

**Castletownbere:** A Total of 11 submissions were received for Castletownbere - the main issues are as follows:

Lands for a Primary HealthCare Centre:

**2.5.8.** A number of submissions (2) were received requesting that lands be designated for a Primary HealthCare Centre. The submissions in particular relate to two sites. The current constraints in the town centre suggest that there may be merit in the suggestions and



amendments are proposed to the plan so that consideration can be given to the provision of healthcare facilities on either of the sites identified.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan are proposed to allow for consideration of healthcare facilities on identified sites – see proposed amendment BT03.02.02, BT03.02.05 & BT03.02.06.**

Increasing the extent of the Business Zoning (B-01):

**2.5.9.** Two separate proposals sought the increase of the business zoning (B-01). In general it is considered that the B-01 zoning is sufficiently large however it is proposed to extend the development boundary adjoining the business zoning to the south to take allowance of an existing live previous permissions granted in this location.

**Manager's Recommendation: An amendment to the Bantry Local Area Plan is proposed to extend the development boundary to reflect the existing permission – see proposed amendment BT03.02.04.**

Southern Relief Road in Harbour:

**2.5.10.** A submission requests that relief road be prioritised in the harbour to relieve congestion. To date there has been no detailed design carried out for a southern relief road in the harbour although it is considered there may be a number of viable options which will assist in relieving congestion in the town centre. An amendment to the plan proposes that a feasibility study should be carried out to determine the best alternative route.

**Manager's Recommendation: An amendment to the Bantry Local Area Plan is proposed to give consideration to identifying the best route for a relief road in the harbour area – see proposed amendment BT03.02.07**

Proposed designation of GB1-2:

**2.5.11.** One submission proposes that lands to the west of Castletownbere be zoned for GB1-2. Much of this area is woodland coastal and is integral to the natural setting and approach to Dunboy/Puxley Castle (RPS764) which is a potentially significant tourist attraction to the area. It is not proposed to designate these lands.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

Other Proposals Subject to Amendments:

**2.5.12.** There are a number of amendments proposed as a result of other submissions to the plan. In summary these involve additional text relating to town centre pedestrian linkages, recognition of the importance of Traillaun beach and a minor modification to U-09 mapped objective.

**Manager's Recommendation: Amendments to the Bantry Local Area Plan are proposed to support these proposals – see proposed amendment BT03.02.03 & BT03.02.08**

**Schull:** A Total of 3 submissions were received for Schull – the principle issues are as follows:

Proposals for former Golf Course Site:

**2.5.13.** One submission proposes the rezoning of lands for tourism purposes on the site of the former Golf Club. It is not proposed to zone the site but to include text to encourage the reuse/redevelopment of the site with potential for a high quality integrated marine-related tourism development strategically linked to the settlement of Schull.

**Manager’s Recommendation: An amendment to the Bantry Local Area Plan is proposed to reflect the submission.**

Increase Land Supply for Business/Industrial Development:

**2.5.14.** One submission proposes that additional lands be designated for industry to replace those designated for a Primary Healthcare Centre. It is proposed to rezone lands within the development boundary to permit business uses.

**Manager’s Recommendation: An amendment to the Bantry Local Area Plan is proposed to reflect the submission – see proposed amendment BT03.013.03**

Additions to Greenbelt (GB1-2):

**2.5.15.** Two separate submissions request the designation of Greenbelt GB1-2’s. It is considered that there are adequate lands available within the town of Schull, its adjoining settlements and other rural areas.

**Manager’s Recommendation: No amendment to the Bantry Local Area Plan proposed.**

#### **KEY VILLAGES:**

**Glengarriff:** Inclusion of additional lands within Development Boundary of Glengarriff:

**2.5.16.** A number of submissions (3) were received requesting additional lands to be included within the development boundaries of Glengarriff to accommodate residential development. Lands proposed have various heritage, environmental and landscape constraints and it is not proposed to include them. It is considered that sufficient land has been provided within the key villages to accommodate the growth targets and it is not proposed to amend any development boundaries.

**Manager’s Recommendation: No amendment to the Bantry Local Area Plan proposed.**

#### **VILLAGES:**

**Ardgroom:** Inclusion of additional lands within Development Boundary of Glengarriff:

**2.5.17.** A single submission was received requesting additional lands be included within the development boundary and contesting the accuracy of the flood mapping. The lands subject of the proposed extension are contiguous to the village core and proposal is considered reasonable. The approach to flooding taken by the LAP process is based upon the best available data and gives specific guidance, but does not prejudice, the development management process.

**Manager's Recommendation: Amendment to the Bantry Local Area Plan is proposed to include minor extension of Ardgroom boundary – see proposed amendment BT03.14.01**

**Goleen:** Inclusion of additional lands within Development Boundary of Goleen:

**2.5.18.** Two submissions were received requesting that additional lands be included within the development boundary including other issues. A minor extension to the south is considered reasonable however lands to the west have already been extended and it is not proposed to extend the boundary further. It is considered that sufficient land has been provided within the village to accommodate the growth targets and it is not proposed to amend the development boundary further.

**Manager's Recommendation: Amendment to the Bantry Local Area Plan is proposed to include minor extension of Goleen boundary – see proposed amendment BT03.18.01**

**Kilcrohane:** Inclusion of additional lands within Development Boundary of Kilcrohane:

**2.5.19.** A single submission was received requesting that a small portion of additional lands adjoining the boundary be included within the development boundary. This minor extension of the boundary is considered reasonable.

**Manager's Recommendation: Amendment to the Bantry Local Area Plan is proposed to include minor extension of Kilcrohane boundary – see proposed amendment BT03.20.01**

#### **VILLAGE NUCLEI:**

**LOWERTOWN:** Issue with proposed development boundary

**2.5.20.** A single submission was received requesting that the proposed development boundary be removed. The designation of a development boundary for Lowertown is considered to be in line with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), will provide clarity for development proposals and is considered to be reasonable. Outside the development boundary proposed existing County Development Plan Rural Settlement Policy applies.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

**TOORMORE:** Issue with proposed development boundary

**2.5.21.** Two submissions were received expressing concerns with the development boundary, of particular concern that it would restrict potential for locals to settle in the area. Outside the development boundary proposed existing County Development Plan Rural Settlement Policy applies.

**Manager's Recommendation: No amendment to the Bantry Local Area Plan proposed.**

## 2.5 Issues Raised in relation to the Environmental Report

2.5.1. There were no individual submissions in relation to the Environmental Report on the Draft Bantry Electoral Area Local Area Plan.

## 2.6 Issues Raised in relation to the Appropriate Assessment

2.6.1. The following general issues arose following Appropriate Assessment of the Environmental Report and Draft Plan. It is considered that waste water treatment facilities across the area must be fully capable and provided and operational prior to commencement of any discharges from all development. In relation to individual settlements general issues to be addressed included the need for capable treatment infrastructure, need to protect and enhance the biodiversity of Natura 2000 sites. In the case of specific sites ecological impact assessment reports will be required depending again on proximity to Natura 2000 sites. The following table illustrates the specific amendments that apply to individual settlements.

<b>Table1: Schedule of Recommended Appropriate Assessment Amendments.</b>	
<b>Location</b>	<b>Amendment no.</b>
Section 1: Introduction	BT.01.01.01
Section 2: Electoral area wide	BT.02.02.02-05
Castletownbere	BT.03.02.09
Schull	BT.03.03.04-06
Ballydehob	BT03.04.02-04
Glengarriff	BT03.06.03-07
Bere Island	BT03.07.02
Dursey Island	BT03.08.01
Heir Island	BT03.09.01
Long Island	BT03.10.01
Ahakista	BT03.12.02
Allihies	BT03.13.01-03
Ardgroom	BT03.14.03-05
Crookhaven	BT03.16.01
Eyeries	BT03.17.01-02
Goleen	BT03.18.02-03
Barleycove	BT03.32.01-02

## Appendix A - List of Submissions

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Countywide /Electoral Area Submission	11/937	Bantry Bay Seafoods	Submission requests that additional text be included in the plan supporting the future expansion of the industry's existing infrastructure and processing plants. Suggested text: 'Given locational requirements much of the industry's infrastructure and processing facilities such as Bantry Bay Seafoods processing plant are located on unzoned land outside development boundaries. In order to promote the further growth and development of the fishing and aquaculture industry the Planning Authority will support the expansion of existing facilities subject to normal planning criteria'	The plan already recognises the important role of fishing and mariculture in the Bantry Electoral Area. Generally the County Development Plan supports the sustainable expansion of existing and established industries including mariculture. Any proposals shall be assessed on their individual merits and in accordance with the proper planning and sustainable development of the area. No change proposed.
Countywide /Electoral Area Submission	11/1032	Department of Education	Submission determines educational requirements based on population and household targets. In particular it suggests that lands be reserved for primary schools in Bantry. It suggests that the majority of increase in pupil numbers outside of these settlements in both primary and post primary can be catered for by expansion to existing schools.	Lands have been identified for an additional primary school in Bantry on the R-04 site. (See proposed Amendment BT03.01.02/03)
Countywide /Electoral Area Submission	11/1060	Department of Environment, Heritage and Local Government	Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.  Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, growth in CASP Ring) are aligned with it.  Note that Appropriate Assessment	The points raised in this submission are noted.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			<p>should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
Countywide /Electoral Area Submission	11/1063	Department of Transport	<p>Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.</p>	The points raised in this submission are noted.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Countywide /Electoral Area Submission	11/1064	Bus Eireann	<p><b>PUBLIC TRANSPORT GOALS</b></p> <ul style="list-style-type: none"> <li>• Provision of reliable journey times</li> <li>• Provision of a wide range of destinations</li> <li>• Appropriate frequency / headway</li> <li>• Convenience of use (information, ticketing, etc.)</li> </ul> <p>To achieve the above, adequate bus priority measures and infrastructure are required to be provided</p> <p><b>SPECIFIC OBJECTIVES</b> Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> <li>• Well designed bus stops</li> <li>• Disabled accessible bus stops, including wheelchair accessibility</li> <li>• Easy of access for buses to urban bus stops</li> <li>• Safety, in terms of design and location, is of paramount importance at school settings</li> <li>• Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses</li> <li>• Consideration of use of road hard shoulders when exiting &amp; entering urban areas</li> </ul> <p><b>IMPLEMENTATION</b> Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing development areas, as follows:</p> <ul style="list-style-type: none"> <li>• Bus lanes in urban areas</li> <li>• Well positioned and accessible bus stops</li> <li>• Bus lanes on motorways</li> <li>• Bus priority at traffic signals</li> <li>• Linking traffic signals with bus based AVL</li> <li>• Control of parking</li> <li>• Traffic calming</li> <li>• Pedestrian zones</li> </ul> <p><b>ADDITIONAL ISSUE</b> Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	Noted. Supportive text indicating that overnight and tourist bus parking areas to facilitate Cruise Liner traffic to be included in the main settlements of Bantry, Castletownbere and Schull. Non material change. Additional text to be included in the final plan.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Countywide /Electoral Area Submission	11/1065	Office of Public Works (OPW)	<p>The submission welcomes the approach taken to flooding and recommends a number of changes:</p> <p>Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies.</p> <p>Section 1.7.9 -references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA.</p> <p>All settlements - Plan should note than “possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate.</p> <p>Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.</p>	<p>The points raised in the submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p>Revised text and objectives will be included.</p> <p>See paragraphs 2.2.2 to 2.2.8</p>
Countywide /Electoral Area Submission	11/1261	EPA	<p>The EPA's submission relates to four areas as follows:</p> <p>a) Integration of environmental considerations in the landuse plans,</p> <p>b) General comments on the EALAP Environmental Reports</p> <p>c)General comments on the EALAPS and d)Specific comments on the EALAPs.</p> <p>The EPA includes a number of key recommendations to be included in the plan in the form of</p>	<p>In relation to Bantry the SEA submission requests that a specific objective be included in the plan for Bantry Town to respect the setting of the town. It has been proposed to add additional text reflecting the infrastructural</p>



Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			<p>policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	<p>difficulties in Ballydehob and text in relation to the Islands is to be reinforced.</p> <p>See proposed amendment BT03.01.14 &amp; BT03.04.01 &amp; BT03.07.01/02.</p>
Countywide /Electoral Area Submission	11/1260	O' Flynn Construction Ltd	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> <li>1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework.</li> <li>2. Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land.</li> <li>3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</li> <li>4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</li> <li>5. Cork County Council should call for a national review of</li> </ol>	The issues raised in this submission are noted.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.	
Countywide /Electoral Area Submission	11/1259	IFA	The submission raises a number of issues relating to the agriculture industry; namely:- 1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future. 2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services.	The issues raised in this submission are noted.
Countywide /Electoral Area Submission	11/1142	CIF	ZONING Minimise use of Masterplans, IAPs Infrastructure deficits Significant development constraints in key areas Infrastructure investment LAP review within 6 yrs Flexibility required in smaller settlements FLOODING Extreme, based on imprecise data Inequitable to de-zone lands or identify existing build up areas as being at flood risk SMALLER SETTLEMENTS No deletion of zoning in smaller settlements Zoning be retained where the developer has permission or has progressed an application Inflexible approach taken Amend specific target population growth to approx. target OBJECTIVES Guidelines allow for greater growth than envisaged in LAPs Limiting growth will limit the provision of services MARKET No demand for higher densities outside of urban location & special sites Review density targets Future funding of infrastructure cannot be largely borne by private sector CRECHE Greater flexibility required in the provision of crèches	The issues raised in this submission are noted.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			<p><b>CONTRIBUTIONS</b> Review of development contributions is required Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors</p> <p><b>PLANNING GAIN</b> Planning gain policies will stifle economic recovery and requires review</p> <p><b>DOCUMENT</b> Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives Requirement for improved linkage between LAPs and CDP</p>	
Countywide /Electoral Area Submission	11/1275	BamGable Development	<p>This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. The submission states that infrastructure and engineering works have been undertaken in accordance with permissions granted for these lands, supported by the Council and that these circumstances are not reflected in the mapping. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.</p>	<p>Following consideration of submissions there has been a revised approach to zoning and flood risk management.</p> <p>The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines and no change to flood extent maps is proposed.</p> <p>No change proposed.</p>
Countywide /Electoral Area Submission	11/1279	Department of Communications	No comments/observations to make at this time.	No change proposed.
Allihies	11/687	O' Neill, Michael	Submission requests that lands at Allihies are considered for residential development.	Lands are located at a substantial remove from the current development boundary. It is considered appropriate to consolidate development within the boundary of the

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				settlement. No change proposed.
Ardgroom	11/728	Harrington, Flor	The submission puts forward the argument that lands indicated are not susceptible to flooding stating that level differences measured on site would indicate otherwise. It states that site levels have also recently been raised and that they believe there is no flood risk. They also intend to pursue future development in this area. The submission raises doubts as to why some areas are included within the flood plain (pictures included). Submission also requests that boundary be extended to cater for future development to include a park	The lands are located contiguous to the village core and it is considered reasonable to extend the boundary at this location. In relation to the areas indicated as being 'susceptible to flooding' these are not precluded from development but rather indicate that a precautionary approach is needed in such areas. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.  See paragraph 2.2.2 to 2.2.8 and Amendments BT03.14.01-02 and BT03.14.06
Ballylickey	11/571	Ballylickey Tourist and Development Association	The submission outlines a number of suggested corrections/additions and clarifications to the text in relation to Ballylickey. In particular this relates to population and housing sections, community facilities, infrastructure, speedlimits, future wastewater treatment system and settlement policy.	Noted. A number of suggested changes are proposed to the text in relation to Ballylickey based on the suggestions outlined in the submission. Non material changes. Additional text to be included in the final plan.
Bantry	10/396	Sophie Shelswell-White	Submission relates to the rezoning of 0.3 hectares of land, adjoining service station close to the eastern access to Bantry House. Lands are currently used as woodland by the owner but the potential is outlined. Submission states that it is crucial that the house should be able to raise finance from the development of its lands in order to maintain the core building of Bantry House.	The Draft Plan already makes extensive provision for the reuse and refurbishment of existing structures rather than new buildings. Bantry House is an extremely important heritage and tourist asset for the town and the West Cork region. It is important therefore

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				that sensitivity is exercised in relation to any development proposals in the area which would affect the house, its attendant grounds and its setting. Any future development proposals need to be considered in their entirety with regard to their impact on the character and integrity of this very important tourist asset. The proposal to zone the lands within the grounds for development is therefore not considered appropriate. No change proposed.
Bantry	10/437	Bantry Business Association	Submission requests that sentence on retail (section 1.1.13) is removed from the plan which states that 'this local area plan concludes that no sites within the town centre or edge of town centre can readily satisfy the retail requirements of the town for medium to large scale convenience retail.' The submission suggests that it contradicts previous section of the retail plan and suggests that this sentence will prevent development occurring within the town centre.	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)
Bantry	11/447	RGDATA	Submission requests clarification of objective DB-04 in particular expressing concerns with the text of the objective stating that 'consideration will be given to edge of town sites'. It states that this type of development would be detrimental to the retail core. The submission also expresses concerns with paragraphs 1.3.16 which gives consideration to out of town development at Newtown, Bantry. Specific references are made to the Retail Planning Guidelines. The submission outlines RGDATA's support for the town centre extension including lands around the Harbour and Boys Club.	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Bantry	11/453	Bollins, David J.	Submission raises issues regarding specific planning proposals which have occurred or are in progress in the area and which may affect personal property. Primarily the submission requests that no zoning of the Donemark floodplain be permitted and is concerned that if GAA/housing is permitted in the area that it will exacerbate a flooding problem and further contribute to water pollution and public health issues. Submission refers to historical events which he feels represents contempt on the part of the management of the local authority.	<p>The points raised in the submission are noted. It is not proposed to zone lands in this area for development.</p> <p>The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. Any development proposals in areas susceptible to flooding will be examined in accordance with the Flooding Guidelines. (See paragraphs 2.2.2-2.2.8)</p> <p>Submission is also relevant to BTDLAP11/489 &amp; 11/695</p>
Bantry	11/462	Paul Whelan	<p>Submission contains a comprehensive report on retail in Bantry. It expresses misgivings about the approach concerning town centre policies in the draft and requests that it be reviewed. It suggests that reference to sites out of the centre is inappropriate. It requests that those parts in the Local Area Plan that undermine town centre development be removed as they are a threat to convenience retailing opportunities. In particular it requests that paragraph 1.3.16 of the draft plan be deleted as it is not consistent with the County Development Plan or National Guidelines. Also requests reversion of lands at Newtown from 'existing built-up' area to former status as Greenbelt lands as the zoning is inappropriate and creates an unwelcome precedent. It states that this is inconsistent with the legislation for making development plans and does not accord with ministerial guidance.</p> <p>States that certain planning policies in the draft plan will erode the viability of Bantry's town</p>	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			centre and will severely discourage town centre investment over the life of the plan.	
Bantry	11/484	Michael and Orla Edgeworth	Submission requests that all lands zoned at Reenrour West be de-zoned. It queries the population growth levels proposed for the town. It states that poor quality of road infrastructure continues to be of concern and is expressed in decisions by An Bord Pleanala on housing/roads projects in Reenrour. Much housing has already been built without the provision of adequate infrastructure, particularly roads. Submission states that future opportunities for improvement of this infrastructure are severely limited due to the layout of the area.	Noted. It is considered appropriate to retain zoned lands for residential use. The population growth targets for the South West Region are set out on a formal basis in the Regional Planning Guidelines 2010-2022 and are derived from Government targets. No change proposed.
Bantry	11/489	David Bollins	Submission raises issues regarding specific planning proposals which have occurred or are in progress in the area and which may affect personal property. Primarily the submission requests that no zoning of the Donemark floodplain be permitted on lands which have been subject of certain proposals by Willowford Developments. It notes that there is already plentiful supply of undeveloped zoned lands and is concerned that if GAA/housing is permitted in the area that it will exacerbate a flooding problem and contribute to public health issues. It also argues that the lands are an inappropriate location for a GAA facility due to access issues. Submission refers to historical events which he feels represents contempt on the part of the management of the local authority. Submission also contains photos of flooding which has occurred on subject lands in the area.	The points raised in the submission are noted. It is not proposed to zone lands in this area for development.  Submission is also relevant to BTDLAP11/453 & 11/695  The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. (See paragraphs 2.2.2-2.2.8)
Bantry	11/546	G.W.Biggs & Co.of Wolfe Tone Square, Bantry, Co. Cork	The submission proposes that the lands at Dunbittern East are a suitable location for consideration of retail warehousing and that the objectives and text are reworded to include the text 'retail warehousing may be considered'.	The Retail Planning Guidelines suggest that where retail warehouses are considered outside of the town centre that they should be in grouped locations. Text and objectives in the plan already suggests a number

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				of consolidated locations where retail warehousing may be considered including town and edge of town centre sites and the B-02 and B-03 zonings. It is considered that adequate provision has been made to meet retail warehouse demand and is not suggested that any further areas would be added outside of these. No change proposed.
Bantry	11/553	Joe O'Connell	Submission requests inclusion of lands within R-08 zoning	Lands are located within the defined 'Existing Built Up Area' and the area is predominantly residential. It is considered that this allows for adequate flexibility of uses open for consideration on the lands and it is considered unnecessary to zone the lands specifically for residential purposes. No change proposed.
Bantry	11/561	Arthur Coakley, Chapel Street, Bantry, Co Cork	Submission objects to designation of lands as 'susceptible to flooding' and state that historical evidence supports their assertions that the lands are not at risk.	The points raised in the submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. No change proposed. (See paragraphs 2.2.2-2.2.8)
Bantry	11/587	G.W. Biggs	Submission requests the amendment of paragraph 1.3.16 on retail. It contends that it is not in line with National, Regional and County Development Plans and suggests that there are some contradictions to the approach to retailing in the town and some inappropriate assumptions made. The submission suggests revised text to be included in paragraph	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment



Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			1.3.16 to be compliant with objectives as set out in the Cork County Development Plan and the Joint Cork Retail Strategy 2008 and in particular objectives ECON 4-9, ECON 4-13 & ECON 4-14 and paragraph notes 5.4.59. Submission also includes a newspaper article about Kanturk which highlights the importance of supporting the town centre as the optimal location for retail development.	BT03.01.01)
Bantry	11/599	Gearoid o'leary	Submission supports retail development in the town centre and specifically the designation of his premises on Glengarriff Road.	Noted. No change proposed.
Bantry	11/602	Sophie Shelswell-White	Duplicate submission. See response to BTDLAP10/396	Duplicate submission. See response to BTDLAP10/396
Bantry	11/603	A Whooley	Submission requests that T-02 is extended further to the north.	The development boundary has already been extended in this area. The area contributes to the setting of the town and it is considered that extending the scope of development at this location would conflict with the visual setting and character of the town and the bay area. No change proposed.
Bantry	11/608	Aiden McCarthy	Submission requests that council would increase the extent of the area zoned B-01 to increase accessibility and development potential of the site. It also requests that appropriate text to support the development of onsite renewable technologies including the installation of a single wind turbine be included.	It is considered that the scale of the proposed zoning extension is reasonable and minor in nature. Adequate landscape screening should be retained to the northern boundary to protect the setting in the visually attractive Mealagh Valley. Any proposals for a wind turbine on the site are a matter for Development Management and will

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				be dealt with in accordance with the County Development Plan windfarm policy. (See proposed Amendment BT03.01.10/11)
Bantry	11/616	O' Keeffe, Jim	Submission requests that site is designated as B-06 to allow for office uses or limited forms of small scale retail development with potential for housing/residential development while requiring that it be accompanied by a flood risk assessment. A flood risk assessment is submitted with the proposal.	Site is designated as 'Existing Built Up Area'. It is considered that this allows for adequate flexibility of uses which are open for consideration on the site given its location at the edge of the town centre where there is already a mix of uses. Designation of the site as B-06 would not permit for office, retail or residential uses as suggested in the submission. No change proposed.
Bantry	11/618	Richard Coffey & Donal Hunt	Submission states that as senior council staff considered that the lands were suitable for convenience retailing in a past assessment that the site should be formally designated as X-03 (Special Policy Area) which promotes site as an ideal location for a large convenience store. It suggests that this will remove any ambiguity as to the interpretation of what type of development would be permissible. A suggested wording is included in the submission. The submission also requests that paragraphs 1.2.15 to 1.2.17 should be removed which reference an inspectors report because they see it as outdated and irrelevant as it refers only to one particular planning application. Submission also suggests that paragraph 1.3.16 be reworded which would identify the suitability of their lands for convenience retailing whilst recognising that there are impediments to providing development in the town centre.	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Bantry	11/626	Bantry Harbour Board	Submission seeks the inclusion of additional texts and a new general policy objective to support the Marine Leisure Development visions for the area. In particular it requests the extension of U-01 proposed pedestrian walking route to allow for access to Black Strand; extension of X-02 area to facilitate a potential breakwater and docking facility for cruise liners; extension of the development boundary at Cove Strand for public amenity purposes; extension of development boundary at Abbey Slip to allow for winter storage for boats and repairs.	A number of changes to the text and a supporting objective (DB-08) are proposed to the plan which supports the proposals. No map changes proposed. (See proposed Amendment BT03.01.04/05)
Bantry	11/630	Eddie Wiseman	Submission refers to paragraph 1.3.16 which it states has the potential to cause a serious negative impact on the vitality and viability of Bantry town centre. It also notes that paragraph 1.2.13 restricts the size of retail development in the town. It infers that the PPU original draft which followed national guidelines was amended following lobbying by politicians. A report is attached (Ghost Town Britain) which details the economic challenges facing the high street. Submission also requests further support for Bantry House including improved signage.	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)
Bantry	11/637	Jessie Hegarty	No submission content received via online submission	No submission text received
Bantry	11/662	Denis Harrington	Submission objects to any rezoning of lands for Bantry Blues GAA Club and Willowford Developments (submission 5373). Submission states that the evidence provided demonstrates that it was clear that the site was unsuitable for the relocation of the GAA, that the site was deficient, liable to flooding and had significant access difficulties. Much of this is evident in An Bord Pleanala refusals in the area (extracts are attached to the submission). It further states that lands should not be considered for residential development on the basis of access deficiencies and green belt status. The submission states that access is a fundamental and critical pre-requisite of any decision to zone lands. It states that the council must refuse any proposed rezoning under	Noted. No change to the plan is proposed.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			submission 5373 and to do so would leave them amenable to further action.	
Bantry	11/695	Bollins, David J.	Submission raises issues regarding specific planning proposals which have occurred or are in progress in the area and which may affect personal property. Primarily the submission requests that no zoning of the Donemark floodplain be permitted on lands which have been subject of certain proposals by Willowford Developments. It notes that there is already plentiful supply of undeveloped zoned lands and is concerned that if GAA/housing is permitted in the area that it will exacerbate a flooding problem and contribute to public health issues. It also argues that the lands are an inappropriate location for a GAA facility due to access issues. Submission refers to historical events which he feels represents contempt on the part of the management of the local authority. Submission also contains photos of flooding which has occurred on subject lands in the area.	The points raised in the submission are noted. It is not proposed to zone lands in this area for development.  Submission is also relevant to BTDLAP11/489 & 11/453  The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. (See paragraphs 2.2.2-2.2.8)
Bantry	11/700	McCarthy, Jacky	Submission requests that subject lands are included within the development boundary for housing. The submission contains a report making a case for additional zoning of land at this location.	It is considered that there are adequate lands zoned within the development boundary of Bantry for the level of growth targeted for the settlement over the plan period. The lands are in an elevated position and located above the 80 metre contour. It is considered reasonable that no development be permitted above this elevated level. No change proposed.
Bantry	11/710	Murnane O'Shea	Submission supports the designation of site as T-02 however it requests that the wording of the objective omit 'small to medium sized retail development' and replace with 'medium to large scale retail development'. The	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			submission suggests that the present wording constrains the development potential of the site and that it is a most appropriate site for large scale retail development in the town. The submission includes details of a proposed masterplan for the site.	submissions received. (See proposed Amendment BT03.01.01)
Bantry	11/714	Deasy, Richard	The submission requests consideration of options for 2 identified parcels of land, Site A and Site B. Site A - there is no objection to zoning objective X-01 but the submission requests that greater progress is made with regard the proposed planning and development brief of which there has been no timeframe given suggesting that a brief be completed by the landowners if not completed within 12 months by the local authority. Site B - The submission requests that these lands should be considered for a) Convenience Retailing b) Business Uses c) Neighbourhood Centre or d) Detailed development brief for R-07 to be prepared by the landowners.	The points raised are noted. It is not proposed to change the land uses proposed. It is agreed that additional text be included specifying the development briefs to be carried out by the landowners and subsequently approved by the Council. (See proposed Amendment BT03.01.06/12)
Bantry	11/725	An Taisce	The submission suggests that the draft plan originally produced has been manipulated and suggests that it now disregards national planning guidelines. It questions the role of management and the council executive in preparing this draft.	Revisions are proposed to the retail text proposed in the Draft Bantry Local Area Plan following consideration of all the retail related submissions received. (See proposed Amendment BT03.01.01)
Bantry	11/729	Young, M. & Murphy, M	Submission requests that lands at Dromore, Bantry represent an appropriate location for residential zoning due to its proximity to the town centre and the existing infrastructure available in the area.	Lands are located outside the town boundary, within the Greenbelt and remote from other residential areas. It is considered that there are adequate lands zoned within the development boundary of Bantry for the level of growth targeted for the settlement over the plan period. No change proposed.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Bantry	11/751	Coffey, R. & Hunt, D.	Submission is a duplicate of BTDLAP11/618	Submission is a duplicate of BTDLAP11/618
Bantry	11/920	Bantry Blues GAA Club & Willowford Development	Submission requests the zoning of lands to facilitate relocation of GAA to Newtown. Their initial request that the lands adjoining the site also be afforded a low density zoning objective is now being withdrawn. Submission notes that playing pitches and amenity uses are appropriate in flood areas within the Flooding Guidelines. Submission expresses confidence that issues with regard to the previous refusal on the site can be addressed.	Existing development and local area plan policies would not be an impediment to the consideration of development at this location. No change is proposed.  The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.
Bantry	11/927	Murnane O'Shea	Submission requests that Section 1.6.8 of plan is amended to make specific reference to 'petrol filling stations' in new 'business' land use category. It is stated that this was previously permissible under the former 'commercial' zoning. Refers in particular to new B-03 zoning.	Petrol filling stations are not normally permitted within the Business Zoning Category unless the individual zoning specifies. No change proposed for this location.
Bantry	11/995	Murnane O'Shea Ltd	Submission queries the accuracy of the flood zone A in particular how it relates to the R-07 zoning. An engineering report is submitted which highlights the possible inaccuracies in the assessment. Submission also expresses general concerns in relation to the overall flood assessment methodology.	The points raised in the submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. No change proposed.
Bantry	11/1010	Murnane O'Shea Ltd	Submission requests that the lands identified are removed from the proposed X-02 zoning objective and zoned as X-03 similar to the X-02 zoning objective contained in the 2005 Bantry Electoral Area. Submission states that the group have made a significant commitment to the development of a 'gateway' at this location in accordance with a second phase of a 'masterplan' which they state was withdrawn previously due to infrastructural constraints. As the infrastructural difficulties have been resolved they now wish to proceed with phase 2 and are of the opinion that the X-02 zoning proposed could undermine plans for the site.	Proposed to revise text in X-02 to include 'residential' uses. (See proposed Amendment BT03.01.13)

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Bantry	11/1062	National Roads Authority	<p>The NRA are concerned that the Electoral Area Local Area Plans have not taken into consideration the following points:-</p> <ol style="list-style-type: none"> <li>1.The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities,</li> <li>2.More explanation and transparency in respect of how the population and household se figures were derived</li> <li>3.No details of the current national road schemes</li> <li>4.the distinction between strategic traffic on national roads and local traffic on non national roads.</li> <li>5.Additional traffic at major national road junctions' from new business zoning</li> </ol> <p>For Bantry it requests that zoning objectives B-03, B-04, B-05 and I-01 be reviewed in light of new Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities which state that planning authorities must avoid the creation of additional access points or generation of increased traffic from existing accesses to national routes to which speed limits greater than 50kmph apply. In relation to B-03 Retail Planning Guidelines are explicit in containing a presumption against large retail centres close to existing, new or planned national routes. Requests that these development objectives be reviewed.</p>	Noted. Adjust B-03, B-04 B-05 and I-01 to include for traffic and transportation assessments and road safety audits. (See proposed Amendments BT03.01.06-09)
Bantry	11/1273	Cotter, J.	Submission proposes consideration of lands for inclusion in the plan.	Approximately half of the lands identified were included within the development boundary in the Draft Local Area Plan. It is considered that there are adequate lands zoned within the development boundary of Bantry for the level of growth targeted for the settlement over the plan period. No change proposed.

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
Castletown bere	11/545	McCarthy, Aiden	Submission requests that lands are designated B-03 to allow for a Primary Healthcare Centre. The submission also suggests additional wording to the text and a wording for the new objective. It states the site is important to facilitate the balanced expansion of the town to the west, is situated near compatible uses and is accessible to the town centre. The submission has attached a Flood Risk Assessment which concludes that there is a reduced flood risk at an acceptable level for the type of development proposed and that therefore the zoning is appropriate.	There is a requirement to identify a suitable site for a Healthcare and Community Facilities in the town. Although subject to flood risk the site it could be considered on the basis of the justification test. It is proposed to zone the lands B-03 with provision for healthcare and community facilities. (See proposed Amendment BT03.02.02/06)
Castletown bere	11/663	Aiden McCarthy	Submission is relevant to BTDLAP11/545. See response.	Submission is relevant to BTDLAP11/545. See response. (See proposed Amendment BT03.02.02/06)
Castletown bere	10/394	Aiden McCarthy	Submission requests that a 'Community Zoning' be attached to the site to provide for a required HSE primary care facility. Submission contends that it is the most strategically suited site for such a proposal.	Submission is relevant to BTDLAP11/545. See response. (See proposed Amendment BT03.02.02/06)
Castletown bere	11/651	Aiden McCarthy	This submission includes further information in relation to BTDLAP11/545. It includes photos of the site in question. It also includes a letter from HSE stating that they would have interest in the site subject to agreements.	Submission is relevant to BTDLAP11/545. See response. (See proposed Amendment BT03.02.02/06)
Castletown bere	11/670	Harrington, Michael	Submission requests that additional lands to the east of the B-01 be considered for additional business use zoning with options for plant hire business. Indicative layout of the proposed business park on B-01 will necessitate the relocation of plant hire business to the east of the public road on subject lands. Submission states that this would complement existing aggregate washing plant (aggregate and sand recovery) recently granted permission by Cork County Council	There are adequate business lands zoned in Castletownbere. The lands proposed for inclusion are outside the development boundary of Castletownbere. Business uses should be consolidated in the planned Business Park (B-01) to the



Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			at this location.	Western side of the road and on other suitably zoned sites.
Castletown bere	11/675	ESB	The ESB support the designation of lands including their depot as B-02 in the Draft Bantry Local Area Plan.	Noted
Castletown bere	11/682	Donovan, Jerry	Consider lands for GB1-2 for low density development at Castletownbere.	It is not proposed to zone these lands. It is considered that there are ample GB1-2's and village nuclei within the Castletownbere area which can cater for small scale development. Much of the area subject of this proposal is woodland coastal and much is integral to the natural setting and approach to Dunboy/Puxley Castle (RPS764) which is a significant tourist asset to the area. No change proposed.
Castletown bere	11/711	Harrington, Michael	Submission requests that the remaining sections of their client's lands are included within the B-01 zoning as outline planning permission for 8 dwellings exists. Client now intends to pursue an alternative proposal for a holiday hostel and ancillary services on these lands.	Extend development boundary to include lands permitted under 10/346. (See proposed Amendment BT03.02.04)
Castletown bere	11/720	Murphy, Pat	Submission requests that relief road to the rear of Beara Bay Hotel to Carmetrignane Road should be prioritised to relieve traffic congestion while also creating an amenity area. Also suggests that derelict area adjoining Super Value (Kenmare Road) should be converted to car park.	Viable options for a relief road to relieve congestion should be given consideration during the lifetime of the plan. It is proposed to include an objective to this effect in the plan. (See proposed Amendment BT03.02.07)
Castletown bere	11/726	O' Sullivan, Colman	Submission requests a change in the text of the objective to allow for development of a range and mix of land uses to include: (a) residential lands serviced sites, (b) neighbourhood centre/community facilities, (c) healthcare facilities, to	Noted. Add text to objective 'including healthcare facilities and community' (See proposed Amendments BT03.02.02/05)

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			include the option for a primary health care centre. Indicative site layout is attached.	
Castletown bere	11/727	O' Sullivan, Jim	The submission includes a number of suggested text additions to the plan recognising the importance of the port for Offshore Oil Exploration, Commercial Freight, Cruise Liner Business, etc. It also supports the approved extension of the Beara sport hall stating that this can function as a community hall. The submission disagrees that Dinish Island is at flood risk.	A number of suggested changes are proposed to the text based on the suggestions outlined in the submission. Non material change. Additional supportive text to be included in the Final Plan.  The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.
Durrus	11/560	Durrus & District Community Council Ltd	Submission requests the prioritisation of infrastructure listed in the submission. It requests that references to the GAA grounds in paragraphs 5.2.4, 5.2.7, 5.4.9, 5.4.10 and DB-01 would refer to 'the community field'. Provision of a footpath to planned GAA grounds outside the village should be provided.	A number of changes are proposed to the text in relation to Durrus based on the suggestions outlined in the submission.  Non material change. Additional clarifying text to be included in the Final Plan.
Dursey Island	11/483	Siobhán Sexton, Development Worker for Dursey	Submission outlines that some contradictions appear to exist in the approach taken to Dursey Island and that text should be clarified. Submission also suggests a rewording in relation to old school on the island.	A number of suggested changes are proposed to the text in relation to Dursey Island based on the suggestions outlined in the submission.  Non material change. Additional supportive text to be included in the Final Plan.
Glengarriff	11/685	Sommers, Pat	Request that lands, located within the development boundary, are zoned for a small cluster of residential units	The lands in question are located within a candidate Special Area of Conservation (SAC). No change proposed.
Glengarriff	11/730	Sommers, Pat	Submission requests that development boundary be extended to include lands presently outside the boundary at Glengarriff.	Lands are designated as 'scenic landscape' and within a candidate SAC. Adequate lands are available within the

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				development boundary to cater for the level of growth targeted. No change is recommended.
Glengarriff	11/887	Mac Carthy, Colm	Submission requests lands are included within the development boundary and designated medium/high density residential.	Lands are designated as 'scenic landscape' in a riverside setting. Adequate lands are available within the development boundary to cater for the level of growth targeted. No change proposed.
Glengarriff	11/923	O' Leary, Joe	Submission requests the extension of the development boundary at Glengarriff to encompass the site of derelict cottage. It suggests the lands are in a suitable location for inclusion within the village for a replacement dwelling. Submission notes that lands are within candidate SAC but consider that this should have no impact on the proposed boundary extension.	It is not proposed to include these lands within the development boundary. Lands are designated as 'scenic landscape' and located within a candidate SAC. No change proposed.
Goleen	11/639	Janice and Sean Harrington	Submission requests the extension of the development boundary on a site which it states can be fully serviced by water and sewerage. It is stated that they currently live in a council house within the village which is unsuited to their needs.	It is considered that there are adequate lands included within the development boundary of Goleen for the level of growth targeted for the settlement over the plan period. No change proposed.
Goleen	11/705	O' Sullivan, Donal	Submission requests that lands be included within the development boundary in order to meet the requirements of family members to build houses.	Agreed. It is considered reasonable that lands be included within the development boundary as there is an existing house on part of the site. (See proposed Amendment BT03.18.01)
Goleen	11/731	Goleen & District Community Council	Submission queries why Goleen is not designated as a key village as it has adequate amenities. It supports the reuse/restoration of derelict buildings. It states the need for serviced sites and affordable housing while a designated industrial park is required in the area to encourage	The peninsula already has a key village (Durrus) located at the head of the peninsula and it is not considered that it is necessary to designate a second key village. The

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			employment. Council site opposite the church should be developed as a graveyard, car park and playground. The submission reinforces the necessity for a wastewater treatment plant and state that this must be included in the plan.	existing plan allows for consideration of the proposals outlined including industrial developments where they are at an appropriate scale for the size of the settlement. Within the development boundary proposals can be considered on their merits such as the provision of serviced sites, play areas or graveyards. No change proposed.
Kilcrohane	11/718	Spillane, N & E	Submission requests that the development boundary is extended to allow for the construction of a dwelling house for family member on lands adjoining the village.	The lands are located in close proximity to the village core (church, shops, etc). It is therefore considered reasonable that the development boundary could be extended to include subject lands. (See proposed Amendment BT03.20.01)
Lowertown	11/694	Collins, Michael	Submission expresses concerns that their views were not considered during their original pre-draft submission. Submission requests that the proposed development boundary is removed as it will have devastating effects on the local community and requests that the policy be returned to the original position of a village nuclei at 1km radius around the church.	The <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns &amp; Villages)</i> require that development in smaller towns and villages be plan led and that the scale should be in proportion to the pattern and grain of existing development. A development boundary and appropriate scale of development for lands within the boundary have been indicated. Outside of the proposed

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
				development boundary there are no policy restrictions on rural housing. No change proposed.
Schull	11/556	Ricky Walsh, Walsh Group	Submission suggests that the imposition requiring in depth planting along the western boundary of R-07 is unnecessary and unreasonable and should be removed.	Revisions to the text of the objectives are proposed based on the suggestions of the submission. (See proposed Amendment BT03.03.02)
Schull	11/565	Ricky Walsh, Walsh Group	Request a zoning objective on lands to facilitate Marine Related Development. Submission suggests that council management have been broadly supportive of the proposals. A letter to this effect is attached. It is stated that such a zoning would complement the implementation of the Marine Leisure Infrastructure Strategy. The plans aim to provide for a marine based resort providing a base for water sports, training courses, a restaurant, a Wellness Centre and 10-15 high end centrally managed holiday residences available for short term letting. It is suggested that the resort would be linked by ferry to the town of Schull.	It is not proposed to zone lands for tourism purposes. It is proposed to include a paragraph recognising the Old Golf Course site at Coosheen which is strategically important to the town of Schull. Integrated tourist resort related development will be considered at this location. (See proposed Amendment BT03.03.01)
Schull	11/677	Schull Community Council	<p>Submission requests that the plans for the harbour at Schull be included in the plan. It requests that another site be identified for industrial/employment development as the current site will be used for a medical centre. It states that the poor uptakes of the past employment zonings were due to inflated prices being asked by the council.</p> <p>Submission queries why a filling station in the town still remains to be realised.</p> <p>It suggests that a larger well planned caravan/camping area should be designated (2 hectares minimum) which is within easy walking distance of the village and pier. It also requests that facilities building including public toilets/tourist office planned near car park may be included in the plan.</p>	<p>Some changes are proposed in relation to issues raised.</p> <p>Text in the Draft Plan already refers to plans for the Community Marina. In order to provide additional lands for business it is proposed to zone the current R-02 for business purposes.</p> <p>The present B-02 allows for a petrol station while the R-01 zoning allows for a camper van parking. Within the development boundary public buildings can be considered.</p>

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			<p>Submission states that an area should be rezoned for a retirement village. It also expresses concern that flood area identified will have a detrimental effect on property values and insurance.</p>	<p>Retirement villages can be considered within the residential zonings proposed.</p> <p>The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines. (See proposed Amendment BT03.03.03)</p>
Schull	11/692	Swanton, Maria	<p>The submission requests that lands are rezoned from Greenbelt to GB1-2 status to allow for residential use at Schull. It is stated that site will allow for low density residential housing, is close to services, within town speed limit boundaries and will represent an infill which is a natural progression of the development in the area.</p>	<p>It is considered that there are ample GB1-2's and village nuclei within the Electoral Area which can cater for small scale development including lands within the development boundary of Schull. It is considered appropriate to consolidate development within the development boundary. No change proposed.</p>
Schull	11/934	McCutcheon Mulcahy	<p>Submission suggests that the existing GB1-2 in Schull is insufficient as an alternative for housing and suggests that Colla, Schull is an appropriate location for a new greenbelt GB1-2. Submission also requests that the LAP encourage greater flexibility in determining eligibility such as local connections and family land ownership over a 7 year eligibility test. A suggested additional text for Section 1.10.4 of the LAP is included which states 'while objective RCI 9-3 of the County Development Plan refers to people 'who have lived in a rural area for seven years or more', this seven year period should not be considered a definitive test in establishing a person's connection to an area. Other factors, such as a long standing family connection to the area or, indeed, the length of time that an applicant or their family has owned the site in question,</p>	<p>Colla Pier is a coastal/scenic location which is under considerable development pressure adjoining Schull. The area is designated as Scenic Landscape in the County Development Plan and is located along the S100 Scenic Route. Any spare capacity in this area should be retained for local persons with a genuine rural housing need. The area is located adjoining waters which are part of a Special Area of Conservation and lacking in infrastructure. No</p>

Settlement	Sub No.	Interested Party	PPU Summary Submission	Manager's Opinion
			should be taken into account'.	change proposed.
Toormore	11/737	Johnson, B and J.	Submission states that family have lived in this area for a long time and expresses concern that the boundary proposed will restrict them from settling in the area.	Noted. The submission does not propose specific alteration to the development boundary. County Development Plan Rural Housing Policies apply outside this boundary. No change proposed.
Toormore	11/740	Jeremy, Tommy	State that it is vital for the future of the rural community that the boundary increase to within 1km of Toormore Cross	Noted. The submission does not propose specific alteration to the development boundary. County Development Plan Rural Housing Policies apply outside this boundary. No change proposed.

## **Appendix B List of Amendments to the Draft Plan Recommended by Manager**

### **Proposed Amendments to the Bantry Draft Electoral Area Local Area Plan**

This appendix sets out the County Manager's recommendations for the material changes to the Draft Bantry Electoral Area Local Area Plan (Public Consultation Draft – November 2010). These changes have come about following consideration of the submissions and observations received from members of the public and statutory bodies and also from internal deliberations on specific issues.

The preparation of this appendix is an important part of the process that the Council has followed in order to meet the requirements for the preparation of the new local area plans as set out in section 20 of the Planning and Development Acts. These recommendations will become part of the formal amendment proposals to be issued for public consultation unless the Elected Members of the County Council pass a resolution to the contrary within the time allowed under the Acts (Tuesday 5<sup>th</sup> April 2011). Once public consultation is completed on all the proposed amendments, the final decision on whether or not they should be included in the plan will be made by a resolution of the Elected Members of the Council. Resolutions in relation to all these matters need to be made at least 50% of the elected members of the Planning Authority. In making the plan, the Council must confine itself 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 (including factual matters, links and references to objectives in the County Development Plan 2009, the inclusion of mapped information already shown in the County development Plan 2009 and further information concerning the environmental effects of the plan) will be included in the plan before it is finalised.

This appendix should be read in conjunction with the public consultation draft of the plan as published in November 2010.



## List of Amendments to the Draft Plan Recommended by Manager

Ref.	Draft Change Title	Page No.
	<b>Section One: Introduction</b>	
BT 01.01.01	<p>Insert the following new paragraphs after Paragraph 1.6.4:</p> <p><b>“Transitional Issues Affecting Development</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>A further issue concerns the role of the new local area plans in the determination of applications for 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.</b></p> <p><b>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. “</b></p> <p><b>Note: This change affects text only.</b></p>	7
BT 01.01.02	<p>Insert a new objective following new paragraphs 1.6.4:</p> <p><b>“Existing Planning Permissions – Transitional Issues</b></p> <p><b>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 carried out pursuant to the permission prior to the making of this plan</b></p> <p><b>Note: This change affects text only.</b></p>	
BT 01.01.03	Insert the following new paragraph following paragraph 1.7.9:	8

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	<p><b>'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.'</b></p> <p><b>Note: This change affects text only.</b></p>	
BT 01.01.04	<p>Replace paragraph 1.7.10 with the following:</p> <p><b>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 development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>Note: This change affects text only.</b></p>	8
BT 01.01.05	<p>Replace Paragraph 1.7.12 with the following:</p> <p><b>'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.</b></p> <p><b>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.</b></p> <p><b>In order to reflect the possibility that 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, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of</b></p>	9

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	<p>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 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 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>• An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.</li> <li>• A review of all available flood related information, including the flood zone maps and historical flood records (from <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>, and through wider internet / newspaper / library search).</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> <li>• continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B).’</li> </ul> </li> </ul> <p><b>Note: This change affects text only.</b></p>	
BT 01.01.06	<p>Include additional text in paragraph 1.7.13:</p> <p>‘Where it can be satisfactorily shown in the <b>detailed</b> site specific flood risk assessment that the proposed development.....’</p> <p><b>Note: This change affects text only.</b></p>	9

Ref.	Draft Change Title	Page No.
BT 01.01.07	<p>Replace Objective FD 1-4 with the following:</p> <p><b>“Development in Flood Risk Areas</b></p> <p><b>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”</b></p> <p><b>Note: This change affects text only.</b></p>	9
BT 01.01.08	<p>Include additional objective GB1-1b:</p> <p><b>‘It is an objective to reserve generally for use as agriculture, open space, or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.’</b></p> <p><b>Note: This change affects text only.</b></p>	11
	<b>Section Two: Local Area Strategy</b>	
BT 02.01.01	<p>Amend Schull Greenbelt map to accurately reflect Lowertown boundary</p> <p><b>Note: This change affects map only.</b></p>	
BT 02.01.02	<p>Include additional text in objective LAS 2-1:</p> <p><b>‘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 is in place <b>which will secure the objectives of the relevant River Basin Management Plan and the protection of the Natura 2000 sites. This must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</b></b></p> <p><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.’</b></p> <p><b>Note: This change affects text only</b></p>	19
BT 02.01.03	<p>Include additional text in objective LAS 2-2:</p> <p><b>‘This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, <b>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.’</b></b></p> <p><b>Note: This change affects text only</b></p>	22
BT 02.01.04	<p>Include additional objective LAS 2-3:</p> <p><b>‘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</b></p>	22

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	<p>and Natural Heritage Areas.’</p> <p><b>Note: This change affects text only</b></p>	
BT 02.01.05	<p>Include additional objective LAS 2-4:</p> <p><b>‘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.’</b></p> <p><b>Note: This change affects text only</b></p>	22
	<b>Section Three: Settlements and Other Locations</b>	
	<b><u>Bantry</u></b>	
BT 03.01.01	<p>Amend paragraphs and objectives in relation to Retailing:</p> <p><b>Note:</b> See revised text for Bantry Retail (see Appendix D)</p>	27-30
BT 03.01.02	<p>Include additional text with paragraph 1.2.21:</p> <p>‘There are 4 primary schools and 2 secondary schools in the town at present with permission at Sheskin for two new schools which represents an amalgamation of some of the existing schools. The new schools proposed will consist of a post primary school catering for approximately 700 pupils and a Gaelscoil catering for approximately 180 pupils. The existing County Development Plan notes that the further expansion of primary school sites will be based on the population growth. <b>The Department of Education have estimated that on the basis of population and household targets to 2020 there will be a need to provide an additional 16 classroom primary school over the plan period and the plan has now identified a suitable site accordingly.’</b></p> <p><b>Note: This change affects text only.</b></p>	27
BT 03.01.03	<p>Delete objective R-04 as follows:</p> <p><del>‘Medium density residential development with provision for a 2 hectare site for a neighbourhood centre and community facilities on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley.’</del></p> <p>And replace with the following R-04:</p> <p><b>‘Medium density residential development with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. Proposals shall be subject to a development brief prepared by the Planning Authority.’</b></p> <p><b>Note: This change affects text only.</b></p>	31
BT 03.01.04	<p>Include additional text with paragraph 1.2.11:</p> <p>‘Under the ‘Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007’ Bantry is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marine leisure operations. The strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Bantry Town. The development of a marina and the future use of the railway pier site will play an</p>	27

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	<p>important role in the provision of marine and mixed use developments around the harbour which will in turn improve the tourism and employment potential of the town. The Bantry Harbour Board have recently developed an access slipway to the west of the town serving Whiddy Island and a complementary slipway on the island. <b>In Bantry there exists future potential to extend a walking route creating access to Black Strand while the area around the Abbey slip may have potential to provide for winter storage and repairs for boats. The plan also supports proposals to develop Cove Strand for amenity purposes provided such proposals are in accordance with the proper planning and sustainable development of the area.'</b></p> <p><b>Note: This change affects text only.</b></p>	
BT 03.01.05	<p>Include additional text in objective DB-08:</p> <p>'It is an objective to support the preparation and implementation of a harbour management plan for the harbour area and support the development of the marina for the town. <b>In addition it is an objective to support the development of marine leisure proposals generally in Bantry which are in line with securing the objectives of the Marine Leisure Strategy which designates Bantry as a primary hub.'</b></p> <p><b>Note: This change affects text only.</b></p>	30
BT 03.01.06	<p>Include additional text in objective R-07:</p> <p>'Low density residential development which will be subject to a detailed development brief <b>to be carried out by landowners and agreed by the Planning Authority</b> to include detailed visual and landscape analysis. Proposal shall provide for extensive areas of open space, avoiding hilltop development and including a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included. Parts of this site are at risk of flooding. Any development proposals on this site 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.'</p> <p><b>Note: This change affects text only.</b></p>	31
BT 03.01.07	<p>Include additional text in objective B-03:</p> <p>'Business Development (Dunbittern). Retail warehousing will be considered. <b>B-03 Lands zoned shall have a single road access and development proposals make provision for a full traffic and transportation assessment and road safety audit.'</b></p> <p><b>Note: This change affects text only.</b></p>	32
BT 03.01.08	<p>Include additional text in objective B-04:</p> <p>'Business Development (Dunbittern). <b>B-04 Lands zoned shall have a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.'</b></p> <p><b>Note: This change affects text only.</b></p>	32
BT 03.01.09	<p>Include additional text in objective B-05:</p> <p>'Business Development (Dunbittern). <b>B-05 Lands zoned shall have a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.'</b></p> <p><b>Note: This change affects text only.</b></p>	32

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BT 03.01.10	<p>Include additional text in objective I-01:</p> <p>'Industry and/or warehousing and distribution subject to acceptable layout. <b>I-01 Lands zoned shall have a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit</b>'. Parts of this site are at risk of flooding. Any development proposals on this site 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.'</p> <p><b>Note: This change affects text only.</b></p>	32
BT 03.01.11	<p>Include additional text in objective B-01 stating that:</p> <p>'Business Development. <b>Comprehensive landscape screening shall be retained and provided to the northern boundary of the site to protect the visual sensitivity of the Mealagh valley</b>'. Parts of this site are at risk of flooding. Any development proposals on this site 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.'</p> <p><b>Note: This change affects text only.</b></p>	32
BT 03.01.12	<p>Extend boundary of B-01 to the north</p> <p><b>Note: This change affects map only.</b></p>	Map
BT 03.01.13	<p>Amend and include additional text in objective X-01:</p> <p>'Development of this area (including the area that is subject to objective R10) shall be subject to a comprehensive planning and development brief, <del>to be prepared following consultation with landowners</del> <b>to be carried out by landowners and agreed by the Planning Authority</b>. Such a brief shall have regard in particular to the configuration of the proposed relief road, the distinctive topography of the area (which contributes to the visual amenity of the town), the development potential of all the lands (including in particular the potential of the convent lands and the importance of the existing buildings and their setting) and the kinds of land uses (including residential, amenity open space and other suitable uses) that are appropriate in this location. In particular, the brief shall make provision for the form and layout of new development to make a positive contribution to the townscape and visual amenities of the town. Parts of this site are at risk of flooding. Any development proposals on this site 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.'</p> <p><b>Note: This change affects text only.</b></p>	34
BT 03.01.14	<p>Include additional text in objective X-02 as follows:</p> <p>'Support the redevelopment of the Inner Harbour for recreational, amenity, <b>residential</b>, tourist and marina related uses. A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.'</p> <p><b>Note: This change affects text only.</b></p>	34
BT 03.01.15	<p>Include additional objective <b>DB-14</b>:</p> <p><b>'It is an objective to maintain and enhance the attractive coastal setting and landscape character of the town and further extensive upland development will be discouraged. A visual impact assessment may be required for</b></p>	31

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	<p>development in areas of significant and sensitive landscape character.’</p> <p><b>Note: This change affects text only.</b></p>	
BT 03.01.16	<p>Include additional text in objective in DB-03</p> <p>‘In order to secure the <b>sustainable</b> population growth and supporting development 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 affects text only.</b></p>	30
BT 03.01.17	<p>Include additional text after paragraph 1.2.29:</p> <p><b>“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Bantry 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 to flood risks before submitting an application for planning permission”</b></p> <p><b>Note: This change affects text only.</b></p>	28
	<p><b><u>Castletownbere</u></b></p>	
BT 03.02.01	<p>Include additional text after paragraph 2.3.15</p> <p>‘There are a number of derelict sites and dilapidated buildings in the town. The council will encourage renovation or redevelopment in such areas, subject to maintaining existing building lines. The town centre has been expanded to the north to provide for increased opportunities for town centre related uses. Scope for pedestrian linkages will need to be assessed to increase permeability between existing and new town centre zoning during the lifetime of the plan. <b>In terms of pedestrian linkages, between the existing and expanded town centre, the laneway adjoining the church and the laneway currently used for car access to the west of the town provide existing options. It is intended that the Traffic and Pedestrian Movement Strategy proposed under DB-06 will provide further guidance.</b>’</p> <p><b>Note: This change affects text only.</b></p>	39
BT 03.02.02	<p>Include additional paragraphs after 2.3.18:</p> <p><b>‘There is a requirement to identify a suitable site for a Healthcare and Community Facilities in the town. A suitable site has been identified for provision of such facilities and zoned B-03 in this plan. While a portion of the lands have been identified as being at risk of flooding the designation of these lands are justified on the basis that there are no available sites directly to the east of the town centre while lands to the north of the town remain land locked pending delivery of a Northern Relief Road.</b></p> <p><b>It is considered that the lands identified are the closest lands to the existing town centre which are available and accessible and will help to promote compact and sustainable growth. There are no suitable alternative lands available at lower risk adjoining the core of the settlement i.e. within 300-400 metres. The justification is also appropriate as Castletownbere is targeted for growth in the Cork County Development Plan, 2009. Any development proposals on these lands will be required to be subject to a Flood Risk</b></p>	39



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	<p><b>Assessment.</b></p> <p><b>In tandem with this the plan has also identified an additional site to the east of the town (R-02) on which healthcare and community facilities may be considered.'</b></p> <p><b>Note: This change affects text only.</b></p>	
BT 03.02.03	<p>Include new paragraph after 2.3.18:</p> <p><b>'Although outside the town boundary the importance of Traillaun beach as a local amenity area is recognised and improvement of roads, parking and infrastructure are necessary improvements that should be given consideration over the plan period.</b></p> <p><b>Note: This change affects text only.</b></p>	39
BT 03.02.04	<p>Extend development boundary to include lands with permission under planning ref. 10/346</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.02.05	<p>Include additional text in objective R-02</p> <p><b>'Low to Medium density residential development (including serviced sites) including healthcare and community facilities to include detailed landscaping plan.'</b></p> <p><b>Note: This change affects text only.</b></p>	40
BT 03.02.06	<p>Extend development boundary and zone lands to the west of the town for Business Uses B-03:</p> <p><b>'B-03 - Business Development to include 'healthcare and community facilities. Parts of this site are at risk of flooding. Any development proposals on this site 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 FD1-4, 1-5 and 1-6 in Section 1 of this plan.'</b></p> <p><b>Note: This change affects text and map.</b></p>	41
BT 03.02.07	<p>It is proposed to delete objective U-07</p> <p><del>'Proposed relief road connection from docks to pier at Carmotringane House with potential for quayside boating/leisure development.'</del></p> <p>and replace with the following:</p> <p><b>'It is an objective that during the lifetime of the plan a feasibility study shall be prepared to investigate the potential of and identify an appropriate route for a southern relief road from the docks west of the X-01 and linking to the R572 road (west).'</b></p> <p><b>Note: This change affects text and map.</b></p>	42
BT 03.02.08	<p>Delete non coastal part of U-09 through Dinish Island</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.02.09	<p>Include additional text in objective DB-03:</p> <p><b>'In order to secure the sustainable population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water</b></p>	40

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	<p>infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</p> <p><b>Note: This change affects text only</b></p>	
	<b><u>Schull</u></b>	
BT 03.03.01	<p>Include paragraph after 3.2.11</p> <p><b>'The plan encourages the reuse/redevelopment of the former Golf Course Site at Coosheen with potential for a high quality integrated tourism development strategically linked to the settlement of Schull. Any proposal on these lands must give due consideration to the impact of the development on the sensitive setting of the bay and in consideration of the proper planning and sustainable development of the area.'</b></p> <p><b>Note: This change affects text only.</b></p>	45
BT 03.03.02	<p>Delete text in R-07:</p> <p><del>'Medium density residential development with in-depth screen planting along western boundary.'</del></p> <p><b>Note: This change affects text only.</b></p>	47
BT 03.03.03	<p>Delete R-02 objective and replace with B-04 zoning:</p> <p><del>'Low /Medium density residential development individual serviced sites with in-depth screen planting along western, southern and eastern site boundaries.'</del></p> <p>And replace with:</p> <p><b>'B-04: Business Development with in-depth screen planting along western, southern and eastern boundaries.'</b></p> <p><b>Note: This change affects text and map.</b></p>	47 & 48
BT 03.03.04	<p>Delete Objective DB-03:</p> <p><del>'In order to secure the population growth and supporting development 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 and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.'</del></p> <p>And replace with:</p> <p><b>'In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</b></p> <p><b>Note: This change affects text only</b></p>	47

Ref.	Draft Change Title	Page No.
BT 03.03.05	<p>Include additional text in DB-04:</p> <p>'Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>'</p> <p><b>Note: This change affects text only</b></p>	47
BT 03.03.06	<p>Include additional objective DB-10:</p> <p><b>'Schull is located on the western shore of Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.'</b></p> <p><b>Note: This change affects text only</b></p>	47
	<b><u>Ballydehob</u></b>	
BT 03.04.01	<p>Include additional text in paragraph 4.3.1:</p> <p><b>'Currently only preliminary treatment (septic tank) of wastewater exists within the village it is likely that this will present issues with the presence of a shellfish designation in the bay.'</b></p> <p><b>Note: This change affects text only.</b></p>	53
BT 03.04.02	<p>Delete objective 1(b):</p> <p><del>'In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.'</del></p> <p>And replace with the following Objective 1(b):</p> <p><b>'In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands SAC must be provided in advance of development. Waste water infrastructure must be capable of treating current and projected loads. Sustainable Urban Drainage Systems (SUDS) will be required for developments within this area.'</b></p> <p><b>Note: This change affects text only</b></p>	54
BT 03.04.03	<p>Include additional text in objective DB-01(d):</p> <p>'Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and</p>	54

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	<p>will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>'</p> <p><b>Note: This change affects text only</b></p>	
BT 03.04.04	<p>Revise text in objective 0-01 to read as follows:</p> <p><b>'Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Parts of this zone are within the Special Area of Conservation and are not suitable for development. Any development proposals in other lands zoned O-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.'</b></p> <p>'Parts of this site are at risk of flooding. Any development proposals on this site 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. Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. Parts of this zone are located within the SAC, and is protected as it supports habitats and species of high conservation value. <b>Development proposals will not be considered for land zoned as O-01 that is also within the SAC.'</b></p> <p><b>Note: This change affects text only</b></p>	55
	<b><u>Glengarriff</u></b>	
BT 03.06.01	<p>Include flood mapping on settlement map omitted in Draft Plan.</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.06.02	<p>Amend text in DB-01(r):</p> <p><b>'It is an objective to develop a pedestrian/cycle route along the N71 to Glengarriff. Bantry.'</b></p> <p><b>Note: This change affects text only.</b></p>	65
BT 03.06.03	<p>It is proposed to delete objective DB-01(b):</p> <p><del>'In order to secure the population growth and supporting development 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 and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.'</del></p> <p>And replace with the following objective DB-01(b):</p> <p><b>'In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of Glengarriff Harbour and Woodland Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</b></b></p> <p><b>Note: This change affects text only</b></p>	64

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BT 03.06.04	<p>It is an objective to add additional text to Objective DB-01(d):</p> <p>'Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>'</p> <p><b>Note: This change affects text only</b></p>	64
BT 03.06.05	<p>It is an objective to include an additional DB-01(v) as follows:</p> <p>'<b>Situated on Glengarriff Harbour, this settlement is surrounded on its landward sides by old oak woodland which forms the Glengarriff Harbour and Woodland Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b>The settlement boundary is adjacent to designated woodland in places. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required between any developments proposed adjacent to designated woodland. The size of the buffer zone will be determined at project level.'</b></p> <p><b>Note: This change affects text only</b></p>	65
BT 03.06.06	<p>Include the following additional text in Objective 0-01:</p> <p>'<b>Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. A significant part of the area is located within the Glengarriff Harbour and Woodland SAC, and is protected as it supports habitats and species of high conservation value. Development proposals will not be considered for land zoned as O-01 that are within the SAC.</b></p> <p><b>Any development proposals in other lands zoned O-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site 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.'</p> <p><b>Note: This change affects text only</b></p>	65
BT 03.06.07	<p>Include additional text in objective X-02:</p> <p>'An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising community and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be made for additional parking areas and existing trees and</p>	66

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	<p>landscaping shall be maintained where possible. Parts of this site are at risk of flooding. Any development proposals on this site 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>This area is within 100m of Glengarriff Harbour and Woodland SAC. Development proposals must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone of is likely to be required between any development proposed for this area and the Special Area of Conservation.'</b></p> <p><b>Note: This change affects text only</b></p>	
	<p><b><u>Bere Island</u></b></p>	
BT.03.07.01	<p>Include additional text within objective GEN-01 (i)</p> <p>'To encourage and support where appropriate the implementation of the objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.'</b></p> <p><b>Note: This change affects text only.</b></p>	71
BT.03.07.02	<p>Include additional text as follows within the GEN-01 Objective:</p> <p>'To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</b></p> <p>It is an objective to support the development principles of the Bere Island Conservation Plan <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</b></p> <p><b>The southern part of Bere Island is within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA.'</b></p> <p><b>Note: This change affects text only</b></p>	71
	<p><b><u>Dursey Island</u></b></p>	
BT.03.08.01	<p>Include additional text as follows within the GEN-01 Objective:</p> <p>'It is an objective to support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous employment uses on the island where they can be suitably integrated into the setting of the island <b>in a manner that is compatible with the conservation designations on and around the Island.</b> It is</p>	75

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	<p>an objective to investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings. Restoration of the old school building for community/tourism use could have an important role in this regard.</p> <p>To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Dursey Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p><b>This Island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of these sites. Development proposals set out above should not be located within the SPA. Development and other proposals on the Island will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA and the SAC.'</b></p> <p><b>Note: This change affects text only</b></p>	
	<p><b><u>Heir Island</u></b></p>	
BT.03.09.01	<p>Include additional text as follows within the GEN-01 Objective:</p> <p>'Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b>in a manner that is compatible with designation of the Island as a Special Area of Conservation.</b></p> <p>Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Improvements particularly in the areas of access, transportation, facilities and accommodation options will be encouraged <b>in a manner that is compatible with the designation of the Island as a Special Area of Conservation.</b></p> <p>To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Heir Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p><b>Much of Heir island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.'</b></p> <p><b>Note: This change affects text only</b></p>	79
	<p><b><u>Long Island</u></b></p>	
BT.03.10.1	<p>Include additional text as follows within the GEN-01 Objective:</p> <p>'Encourage sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the</p>	83

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	<p>island facilities in a manner that is compatible with designation of the Island as a Special Area of Conservation.</p> <p>To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Long Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p>Long Island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.'</p> <p><b>Note: This change affects text only</b></p>	
	<b><u>Ahakista</u></b>	
BT 03.12.01	<p>Include flood mapping on settlement map omitted in Draft Plan.</p> <p><b>Note: This change affects map only</b></p>	
BT 03.12.02	<p>Include new objective DB-01(l):</p> <p><b>'The development boundary for Ahakista is adjacent to Sheeps Head to Toe Head Special Area of Conservation. Development proposals in areas close to the SAC may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone is likely to be required and between any development proposed adjacent to the SAC. The size of the buffer zone will be determined at project level.'</b></p> <p><b>Note: This change affects text only</b></p>	92
	<b><u>Allihies</u></b>	
BT 03.13.01	<p>Include additional text in DB-01(b):</p> <p><b>'In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan, <b>Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development.</b></b></p> <p><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</b></p> <p><b>Note: This change affects text only</b></p>	96
BT 03.13.02	<p>Include additional text in DB-01(d):</p> <p><b>'Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 12 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such</b></p>	96



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	<p>proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on Kenmare River Special Area of Conservation.</b></p> <p><b>Note: This change affects text only</b></p>	
BT 03.13.03	<p>Insert additional text following objective DB-01(e):</p> <p><b>'This settlement is located adjacent to the Kenmare River Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.'</b></p> <p><b>Note: This change affects text only</b></p>	96
	<b><u>Ardgroom</u></b>	
BT 03.14.01	<p>Extend development boundary at Ardgroom</p> <p><b>Note: This change affects map.</b></p>	
BT 03.14.02	<p>Include new zoning objective 0-01 Open Space and text:</p> <p><b>'0-01 Open space, providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs on lands adjoining river'</b></p> <p><b>Note: This change affects text and map.</b></p>	99
BT 03.14.03	<p>Remove undeveloped areas of SAC from within development boundary</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.14.04	<p>Include additional text in objective DB-01(b):</p> <p><b>'In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan, <b>Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development.</b></b></p> <p><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</b></p> <p><b>Note: This change affects text only</b></p>	99
BT 03.14.05	<p>Include additional objective DB-01(j):</p> <p><b>'This settlement is located adjacent to the Kenmare River Special Area of Conservation and is surrounded by Glanmore Bog Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in this settlement are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. Buffer zones may be required between any development proposed for this area and the Special Area of Conservation.'</b></p>	100

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	<b>Note: This change affects text only</b>	
BT 03.14.06	<p>Include additional text after paragraph 14.2.12:</p> <p><b>“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Ardroom 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 to flood risks before submitting an application for planning permission”</b></p> <p><b>Note: This change affects text only.</b></p>	100
	<b><u>Crookhaven</u></b>	
BT 03.16.01	<p>Delete objective DB-01(f):</p> <p><del>‘The Sheeps Head to Toe Head Special Protection Area, a designated Natura 2000 site runs through the development boundary. This plan seeks to protect the integrity of this site.’</del></p> <p>And replace with new objective DB-01(F)</p> <p><b>‘This settlement is partially within the Sheeps Head to Toe Head Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within this settlement will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA. A buffer zone may be required where developments are proposed within or adjacent to the SPA.’</b></p> <p><b>Note: This change affects text only</b></p>	108
	<b><u>Eyeries</u></b>	
BT 03.17.01	<p>Include additional text in Objective DB-01(c):</p> <p><b>‘In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog and Kenmare River Special Areas of Conservation must be provided and be operational in advance of the commencement of any discharges from the development.</b></p> <p><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.’</b></p> <p><b>Note: This change affects text only</b></p>	112
BT 03.17.02	<p>Include additional text in Objective DB-01(d):</p> <p><b>‘Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 7 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in</b></p>	112

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	<p>the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Kenmare River Special Area of Conservation.</b></p> <p><b>Note: This change affects text only</b></p>	
	<u><b>Goleen</b></u>	
BT 03.18.01	<p>Extend development boundary to the south</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.18.02	<p>Insert additional text in objective DB-01(b):</p> <p><b>'In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Barley Cove to Ballyrisode Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</b></p> <p><b>Note: This change affects text only</b></p>	115
BT 03.18.03	<p>Insert additional text in objective DB-01(d):</p> <p><b>'Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Barley Cove to Ballyrisode SAC.'</b></p> <p><b>Note: This change affects text only</b></p>	115
	<u><b>Kilcrohane</b></u>	
BT 03.20.01	<p>Extend development boundary to the south</p> <p><b>Note: This change affects map only.</b></p>	
	<u><b>Rossmackowen/Waterfall</b></u>	
BT 03.28.01	<p>Amend map to include a second cluster around the old post office site</p> <p><b>Note: This change affects map only.</b></p>	
BT 03.28.02	<p>Amend paragraph 28.1.3 to include additional text:</p> <p><b>'Rossmackowen/Waterfall is located along the regional road, R572, circa 5km east of Castletownbere. The small cluster consists of a number of houses, which are centred around a church and second smaller cluster (identified on map) which is located around the old post office'</b></p> <p><b>Note: This change affects text only.</b></p>	146

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	<b><u>Barleycove:</u></b>	
BT 03.32.01	<p>Include additional text in objective X-01:</p> <p>‘Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed. <b>This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b>’</p> <p><b>Note: This change affects text only</b></p>	158
BT 03.32.02	<p>Include additional text in objective X-02:</p> <p>‘Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development , especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape. <b>This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation and Sheeps Head to Toe Head SPA. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</b>’</p> <p><b>Note: This change affects text only</b></p>	158

**Appendix C – List of Submissions by Interested Party**

<b>Name of Interested Party</b>	<b>Unique Reference Number</b>	<b>Settlement Name</b>
An Taisce	BTDLAP11/725	Bantry
Ballylickey Tourist and Development Association	BTDLAP11/571	Ballylickey
BamGable Developments	BTDLAP11/1275	
Bantry Bay Seafoods	BTDLAP11/937	
Bantry Blues GAA Club & Willowford Developments	BTDLAP11/920	Bantry
Bantry Business Association	BTDLAP10/437	Bantry
Bantry Harbour Board	BTDLAP11/626	Bantry
Bollins, David	BTDLAP11/489	Bantry
Bollins, David J.	BTDLAP11/453	Bantry
Bollins, David J.	BTDLAP11/695	Bantry
Bus Eireann	BTDLAP11/1064	
Cotter, J	BTDLAP11/1273	Bantry
Coakley, Arthur	BTDLAP11/561	Bantry
Coffey, R. & Hunt, D.	BTDLAP11/751	Bantry
Coffey, Richard & Hunt, Donal	BTDLAP11/618	Bantry
Collins, Michael	BTDLAP11/694	Lowertown
Construction Industry Federation	BTDLAP11/1142	
Deasy, Richard	BTDLAP11/714	Bantry
Department of Education	BTDLAP11/1032	
Department of Environment, Heritage and Local Government	BTDLAP11/1060	
Department of Communications, Energy and Natural Resources	BTDLAP11/1279	
Department of Transport	BTDLAP11/1063	
Donovan, Jerry	BTDLAP11/682	Castletownbere
Durrus & District Community Council Ltd	BTDLAP11/560	Durrus
Edgeworth, Michael and Orla	BTDLAP11/484	Bantry
Environmental Protection Agency	BTDLAP11/1261	
ESB	BTDLAP11/675	Castletownbere
G.W. Biggs & Co.	BTDLAP11/587	Bantry
G.W. Biggs & Co.	BTDLAP11/546	Bantry
Goleen & District Community Council	BTDLAP11/731	Goleen
Harrington, Denis	BTDLAP11/662	Bantry
Harrington, Flor	BTDLAP11/728	Ardgroom
Harrington, Janice and Sean	BTDLAP11/639	Goleen
Harrington, Michael	BTDLAP11/670	Castletownbere
Harrington, Michael	BTDLAP11/711	Castletownbere
Hegarty, Jessie	BTDLAP11/637	Bantry
IFA	BTDLAP11/1259	
Jeremy, Tommy	BTDLAP11/740	Toormore
Johnson, B and J.	BTDLAP11/737	Toormore
Mac Carthy, Colm	BTDLAP11/887	Glengariff
Mc Carthy, Aiden	BTDLAP10/394	Castletownbere
Mc Carthy, Aiden	BTDLAP11/608	Bantry
Mc Carthy, Aiden	BTDLAP11/651	Castletownbere
Mc Carthy, Aiden	BTDLAP11/663	Bantry
Mc Carthy, Aiden	BTDLAP11/545	Castletownbere
Mc Carthy, Jacky	BTDLAP11/700	Bantry

Mc Cutcheon Mulcahy	BTDLAP11/934	Schull
Murnane O'Shea Ltd.	BTDLAP11/710	Bantry
Murnane O'Shea Ltd.	BTDLAP11/927	Bantry
Murnane O'Shea Ltd.	BTDLAP11/995	Bantry
Murnane O'Shea Ltd.	BTDLAP11/1010	Bantry
Murphy, Pat	BTDLAP11/720	Castletownbere
National Roads Authority	BTDLAP11/1062	Bantry
O' Connell, Joe	BTDLAP11/553	Bantry
O' Flynn Construction Ltd	BTDLAP11/1260	
O' Keeffe, Jim	BTDLAP11/616	Bantry
O' Leary, Gearoid	BTDLAP11/599	Bantry
O' Leary, Joe	BTDLAP11/923	Glengarriff
O' Neill, Michael	BTDLAP11/687	Allihies
O' Sullivan, Colman	BTDLAP11/726	Castletownbere
O' Sullivan, Donal	BTDLAP11/705	Goleen
O' Sullivan, Jim	BTDLAP11/727	Castletownbere
Office of Public Works (OPW)	BTDLAP11/1065	
RGDATA	BTDLAP11/447	Bantry
Schull Community Council	BTDLAP11/677	Schull
Sexton, Siobhán, (Development Worker for Dursey)	BTDLAP11/483	Dursey Island
Shelswell-White, Sophie	BTDLAP10/396	Bantry
Sommers, Pat	BTDLAP11/685	Glengarriff
Sommers, Pat	BTDLAP11/730	Glengarriff
Sophie Shelswell-White	BTDLAP11/602	Bantry
Spillane, N & E	BTDLAP11/718	Kilcrohane
Swanton, Maria	BTDLAP11/692	Schull
Walsh, Ricky	BTDLAP11/556	Schull
Walsh, Ricky	BTDLAP11/565	Schull
Whelan, Paul	BTDLAP11/462	Bantry
Whooley, A	BTDLAP11/603	Bantry
Wiseman, Eddie	BTDLAP11/630	Bantry
Young, M. & Murphy, M	BTDLAP11/729	Bantry

## Appendix D - Proposed Bantry Retail Amendment to the Draft Plan

The following changes are proposed for the Retail Sections in Bantry. It is proposed to remove text with strikethrough and include additional text in bold:

### Retail:

**1.1.1.** The Joint Cork Retail Study 2008 identified Bantry as a County Town that needs an expanded retail capacity to overcome potential isolation from higher order markets and a tendency towards retail spending “leakage” to other competitive centres. Bantry is defined as a small urban centre serving a large rural hinterland. The Study showed that Bantry Town had 2,810sqm of comparison floorspace and 1,105sqm of convenience floorspace and recorded a relatively low level of vacancy in the town with the overall strategy outlined for Bantry to provide for incremental growth in line with current and planned population levels.

**1.1.2.** The Joint Retail Study identified that there was only one main supermarket in the town but that there was significant interest in additional development from major stakeholders in the convenience retailing arena. A number of subsequent planning applications have confirmed this interest. Permission has recently been permitted for a 1125sqm discount foodstore within the town centre whilst a number of larger scale edge of town developments have been refused at the appeal stage.

~~1.1.3. An Bord Pleanála recently refused a large edge of town application for a mixed use commercial and retail development (gross floor area of 7,196sqm). The basis of the refusal reason was that the proposed development was located on an out of centre site, at some remove from the commercial core of the town and that it materially conflicted with the planning objectives for the town which seek to direct new retail development to town centres or edge of town centre sites.~~

**1.1.4. The main issue in these decisions appeared to be that the non availability of suitable alternative sites within or on the edge of Bantry Town Centre had not been demonstrated sufficiently to warrant a departure from the adopted retail policy and that the proposals would therefore detract from the viability and vitality of the existing town centre.**

~~1.1.5. The inspectors report concluded that it had not been demonstrated that the demand within Bantry could not be accommodated by sites within the town centre, particularly so with the concurrent granting of permission by the Board for 1125sqm net retail discount foodstore. The report noted that the discount foodstore permitted would provide much needed competition and an alternative and complementary anchor to the existing supermarket and would enhance the economic potential of the town centre to the benefit of local residents and small businesses.~~

~~1.1.6. In relation to the type of retailing the inspectors report indicated that he had no doubt~~ **It appears clear** that Bantry suffers a significant shortfall in convenience floorspace demand and that at least a doubling of existing convenience floorspace could easily be accommodated within the town. ~~Noting that there were~~ **It is noted** ~~and that there was~~ **are** a number of vacant or underused properties visible within the current town centre. ~~and that there was~~ **appears to be no evidence that there is** a shortfall of retail space for comparison items and the opinion of the inspector was that the demand for comparison will not grow significantly in the near future due to economic circumstances.

~~1.1.7. The report also noted that there may be scope for incorporation of a small to mid-sized foodstore within a larger mixed use development near the harbour which was viewed~~

~~as a natural extension to the town centre, however it was also noted that this might not be the best use of this site.~~

**1.1.8.** In terms of retail warehousing, a number of comparison retailers presently located in the town centre have expressed interest in relocating to larger premises. Such retail warehouses often require extensive areas of showroom space grouped around a common car park. By their nature, retail warehouses necessitate usage of the car and often town centre locations are unsuitable. The challenge for this plan is to identify areas where such uses can be appropriately located.

### **Extract from Page 29 Bantry EA LAP, 2010**

#### **Retail**

~~1.1.9. As noted earlier,~~ It is clear that Bantry town has a significant convenience floorspace shortfall which has led to substantial retail leakage to other centres. The variety of smaller retail units within the existing town contributes significantly to the comparison floorspace level and this contributes to the vitality and viability of the existing town centre.

**1.1.10.** Through the granting of planning permission the council has demonstrated its commitment to expanding retail within the town but recent decisions show that there is a challenge to plan more comprehensively to incorporate this form of development within the urban fabric of the town. The plan needs to acknowledge the lessons learned in recent decisions regarding the possible impact of retail development at edge of the town on the future viability of its centre.

**1.1.11.** In combination with realising the potential of the town centre the challenge for this plan is to identify a core shopping area for the town within or adjoining which there are reasonable opportunities for new ~~small to medium sized~~ **convenience and comparison** retail development. The recent grant of permission for a discount foodstore is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of convenience and comparison retailing. A number of submissions to the plan have confirmed that there is genuine interest in town centre sites.

**1.1.12.** The town centre and adjoining areas continue to remain the most appropriate location for future retail development and it is important that its vitality and viability is maintained. The expansion of the town centre area in this plan will support this role and continue to provide opportunities to meet some of the future convenience retail needs of the town. The town centre has historically focussed on the area around the town square, the heart of Bantry, where much of the existing retailing still occurs. In looking for new directions to expand the town centre, constraints in relation to topography dictate that further expansion is inappropriate to the north and south of the square however lands to the west form a potential development opportunity site with the advantage of direct proximity to the Wolfe Tone Square. The other logical area to expand the town centre is along the Glengarriff Road, to include brownfield lands around the Boys Club.

**1.1.13.** The rationale in the expansion of the town centre zoning is that it includes a choice of brownfield sites with the potential to accommodate ~~small to medium sized~~ **additional** retail development. The design and scale of proposed retail developments should have regard to the size of existing town centre and edge of centre sites.

~~1.1.14. However there is also a clear requirement within the town for at least one medium to large scale convenience retail outlet. If such a development does not take place within the lifetime of this plan retail leakage to other centres is likely to continue. Outside of the~~



~~town centre there are a number of sites which could realistically facilitate such a medium to large scale retail development. These sites include Wolf Tone Park and adjoining lands to the east. The Wolf Tone Park site and the adjoining site have been the subject of previous planning applications for retail development. Although not in the town centre these sites could be considered suitable on the basis that they have suitable topography, are located in close proximity to established and planned residential areas and are of sufficient size to accommodate medium to large scale convenience retail developments. Wolfe Tone Park is presently used to provide GAA playing pitches, while the adjoining site is a mix of brownfield and greenfield uses. This Local Area Plan concludes that no sites within the town centre or edge of centre can readily satisfy the retail requirements of the town for medium to large scale convenience retailing. Therefore it is considered that subject to the sequential test that these sites identified could potentially provide a suitable location for convenience retailing provision within the town of Bantry.~~

**1.1.15. If additional convenience retail development does not take place within the lifetime of this plan retail leakage to other centres is likely to continue. Medium to large scale convenience retail development may not be easily accommodated within the expanded town centre. If it can be demonstrated that no town centre or edge of town centre sites are suitable, viable or available then consideration should be given to alternative out of centre sites. There are a number of out of centre sites which could realistically facilitate such retail development. These sites include the Wolf Tone Park and adjoining lands to the east. The Wolf Tone Park site and the adjoining site have been the subject of previous planning applications for retail development.**

DB-04	<p>It is an objective to support and promote the town centre as the primary location for the expansion of retail development in the town of Bantry.</p> <p><del>Consideration will be given to edge of town sites for medium to large scale convenience retail development where no suitable alternative town centre sites are shown to be available.</del> <b>In the event that it can be demonstrated that there are no suitable, viable and available sites within the town centre, alternative out of centre sites will be considered in a sequential approach carried out in accordance with the Retail Planning Guidelines.</b></p>
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## **Appendix E - Proposed Map Changes Arising from Amendments**

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

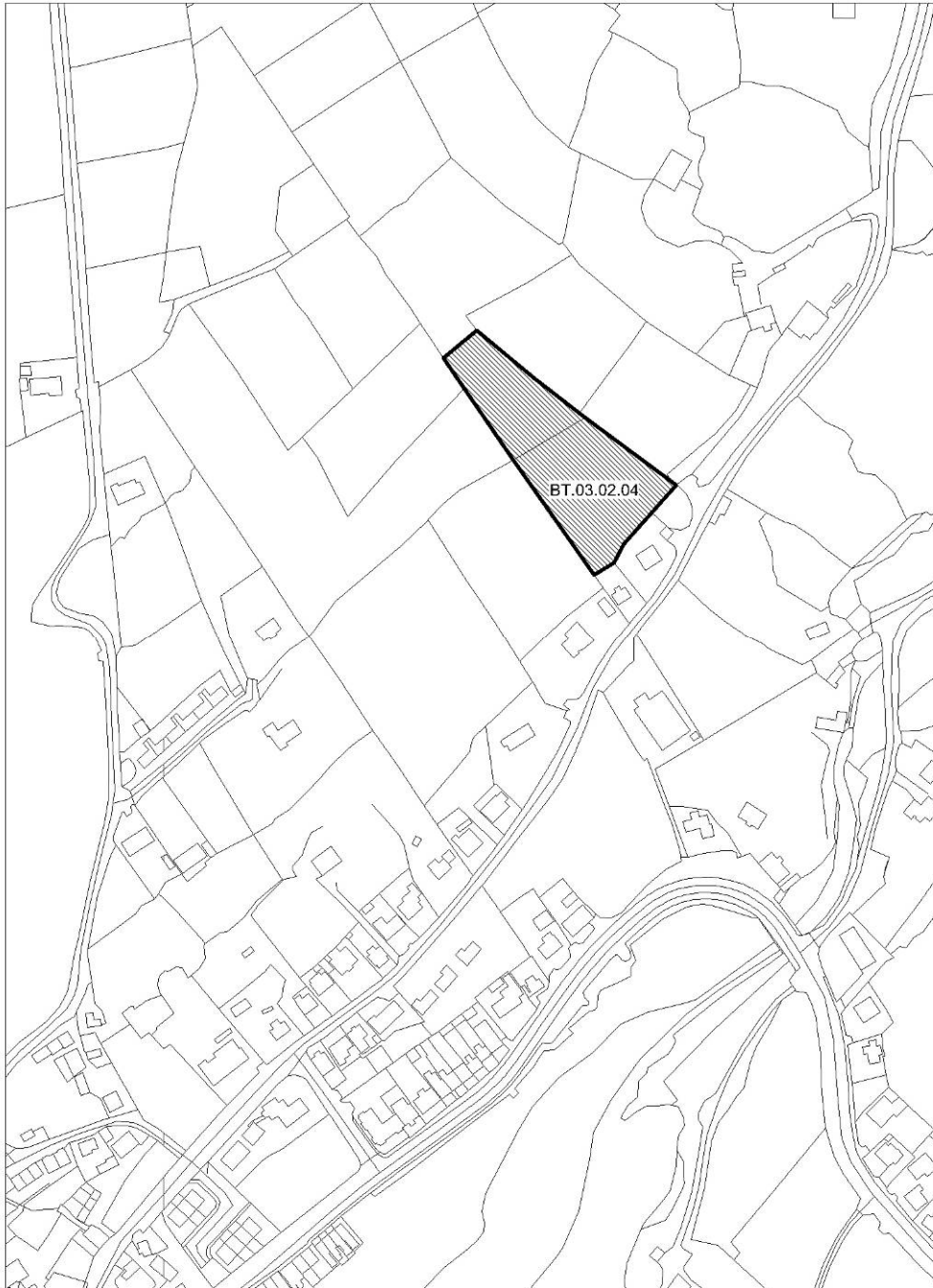
**Bantry**



**Managers Recommended Amendment Ref. BT.03.01.11**

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

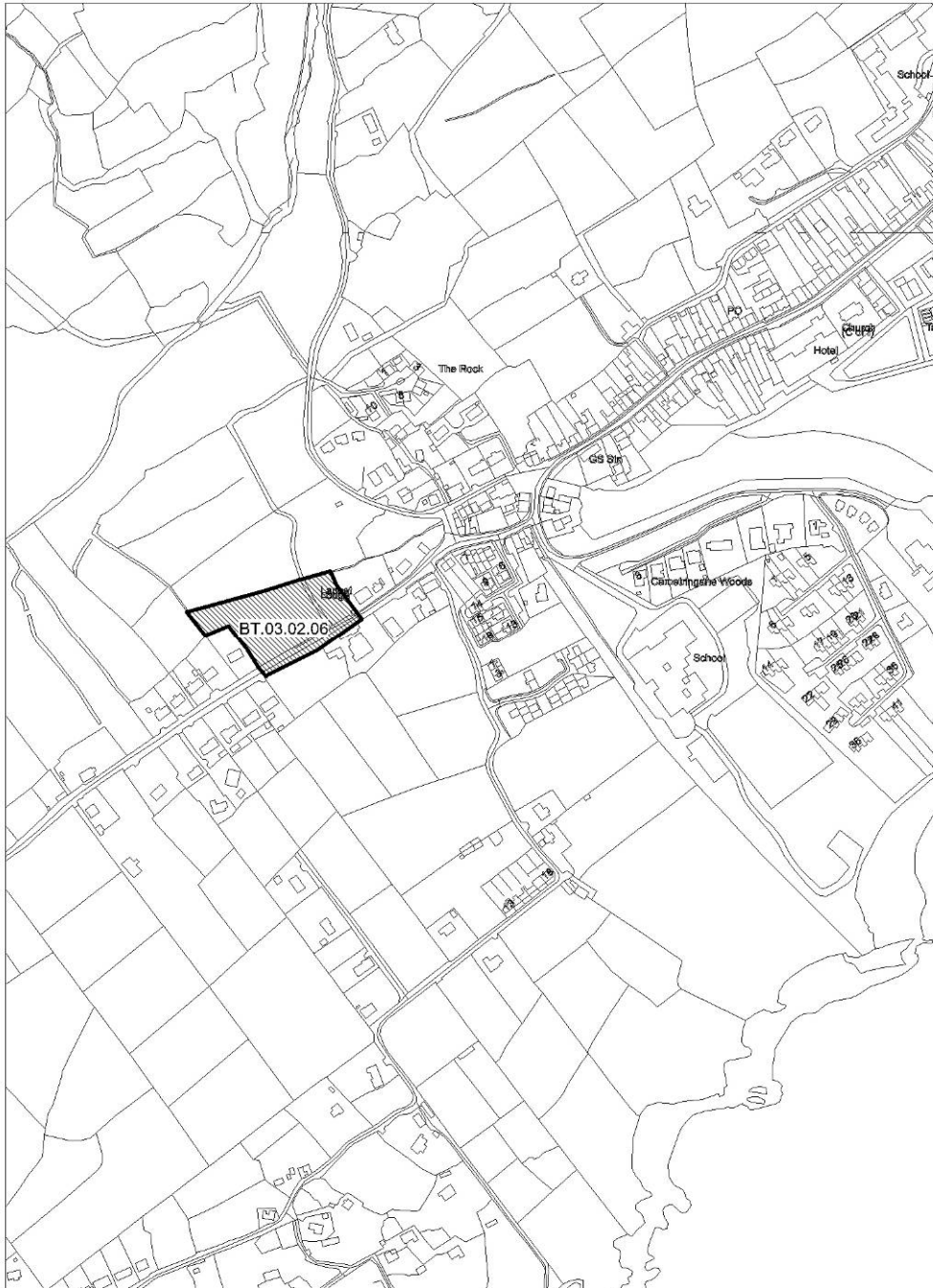
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**Managers Recommended Amendment Ref. BT.03.02.04**

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

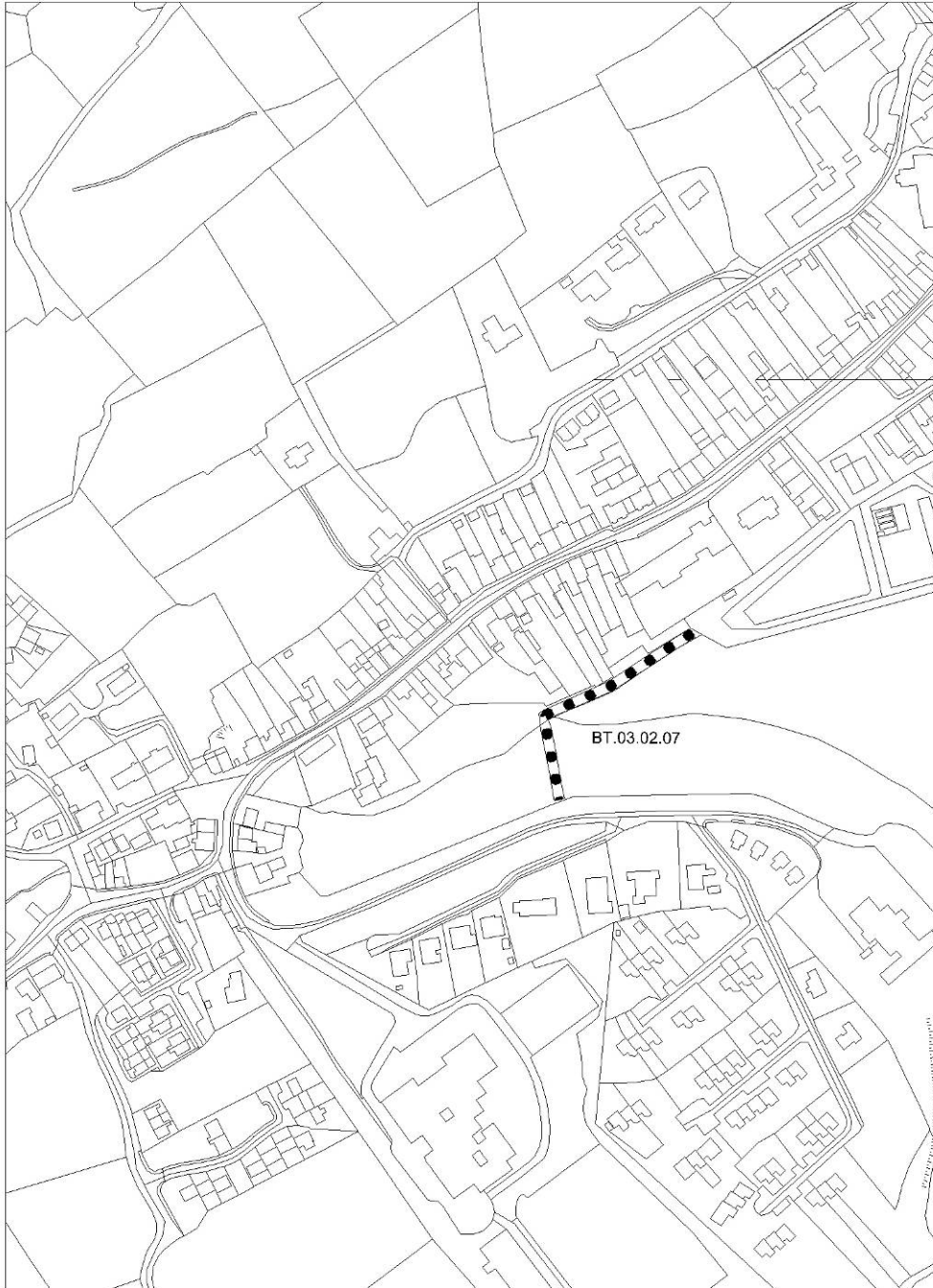
**Castletownbere**



**Managers Recommended Amendment Ref.BT.03.02.06**

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

**Castletownbere**



**Managers Recommended Amendment Ref. BT.03.02.07**

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

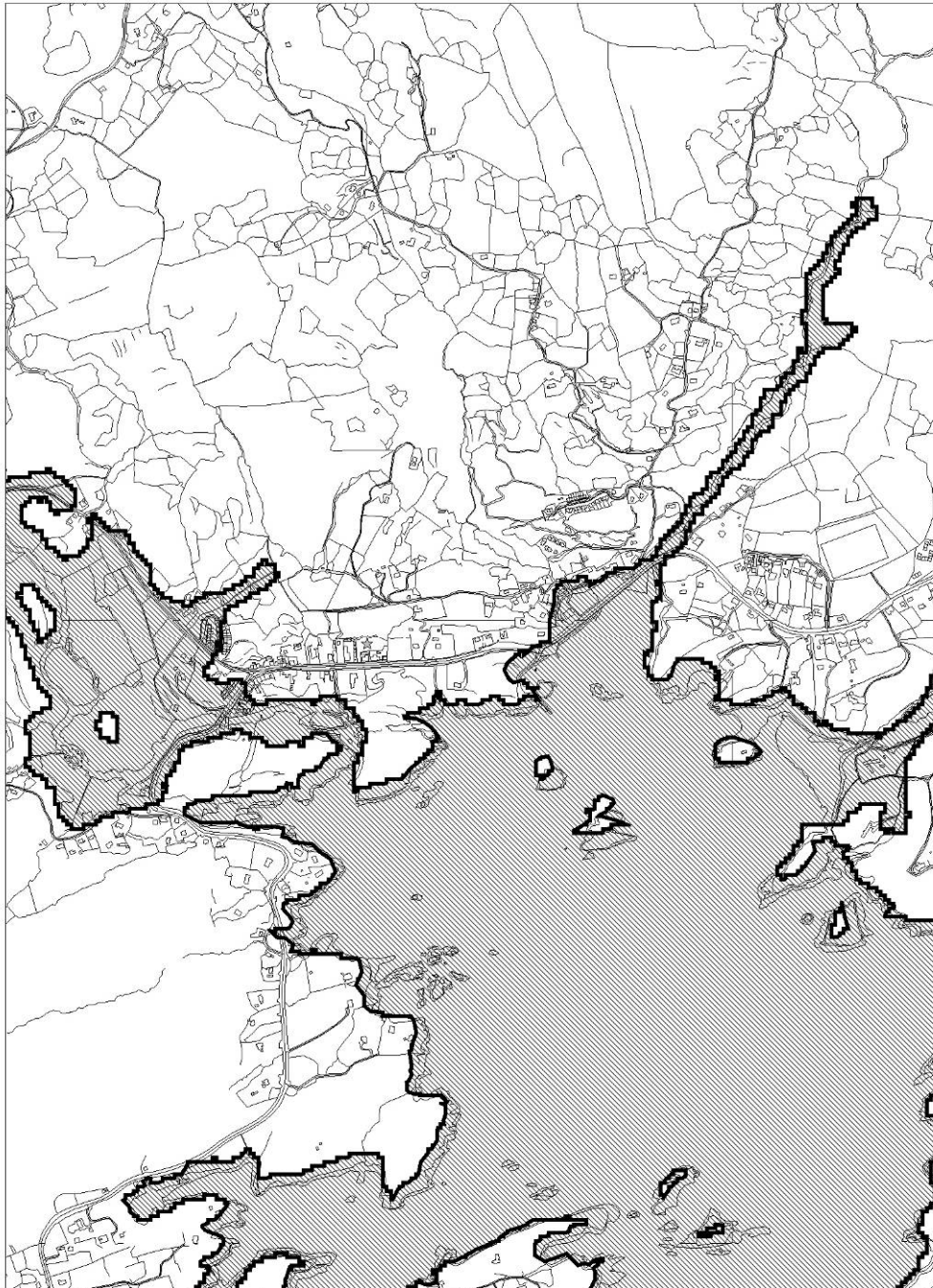
**Castletownbere**



**Managers Recommended Amendment Ref. BT.03.02.08**

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

**Glengarriff**

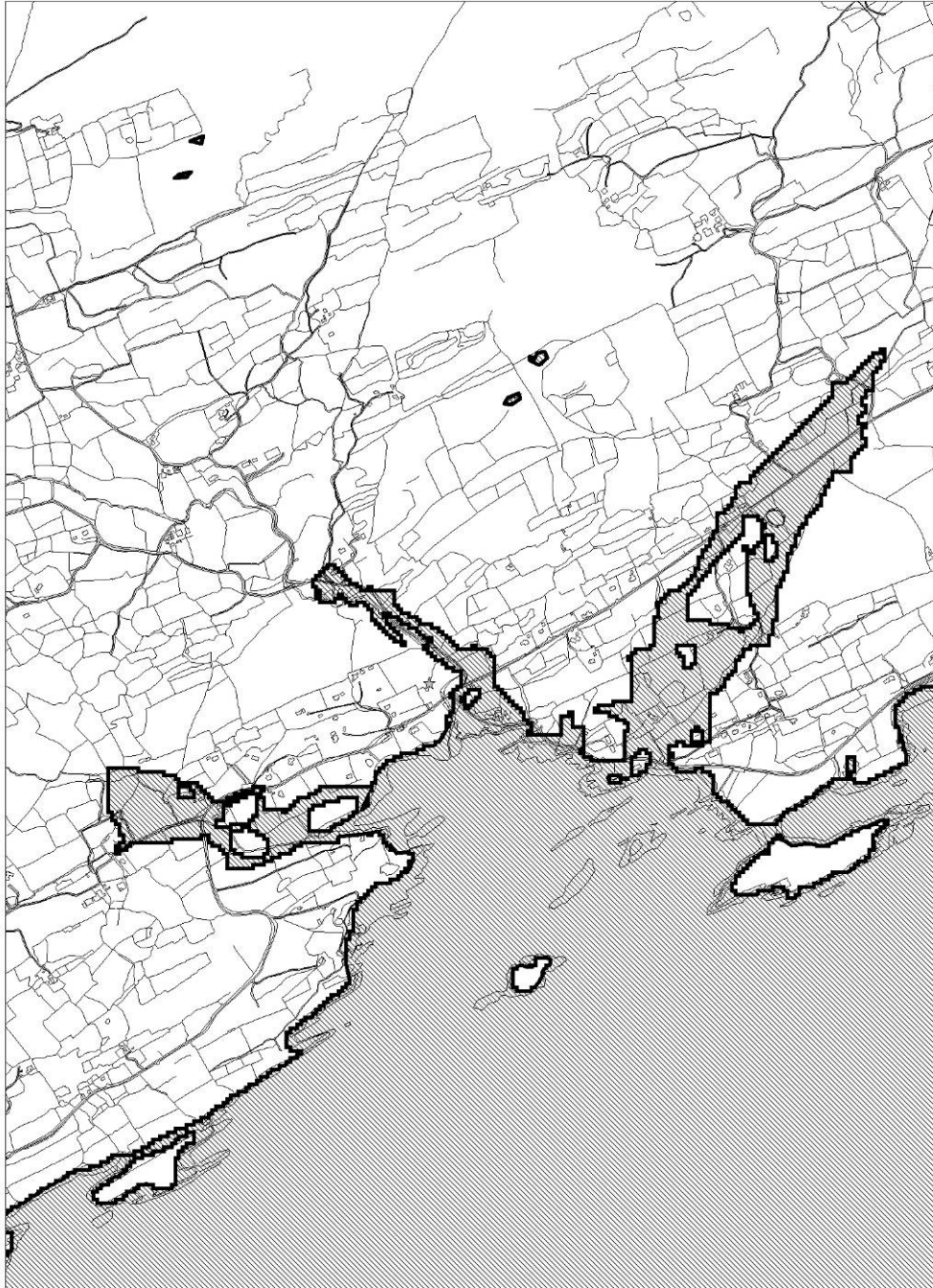


**Managers Recommended Amendment Ref. BT.03.06.01**



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

**Ahakista**



**Managers Recommended Amendment Ref. BT.03.12.01**

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

**Ardgroom**



**Managers Recommended Amendment Ref. BT.03.14.01**

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

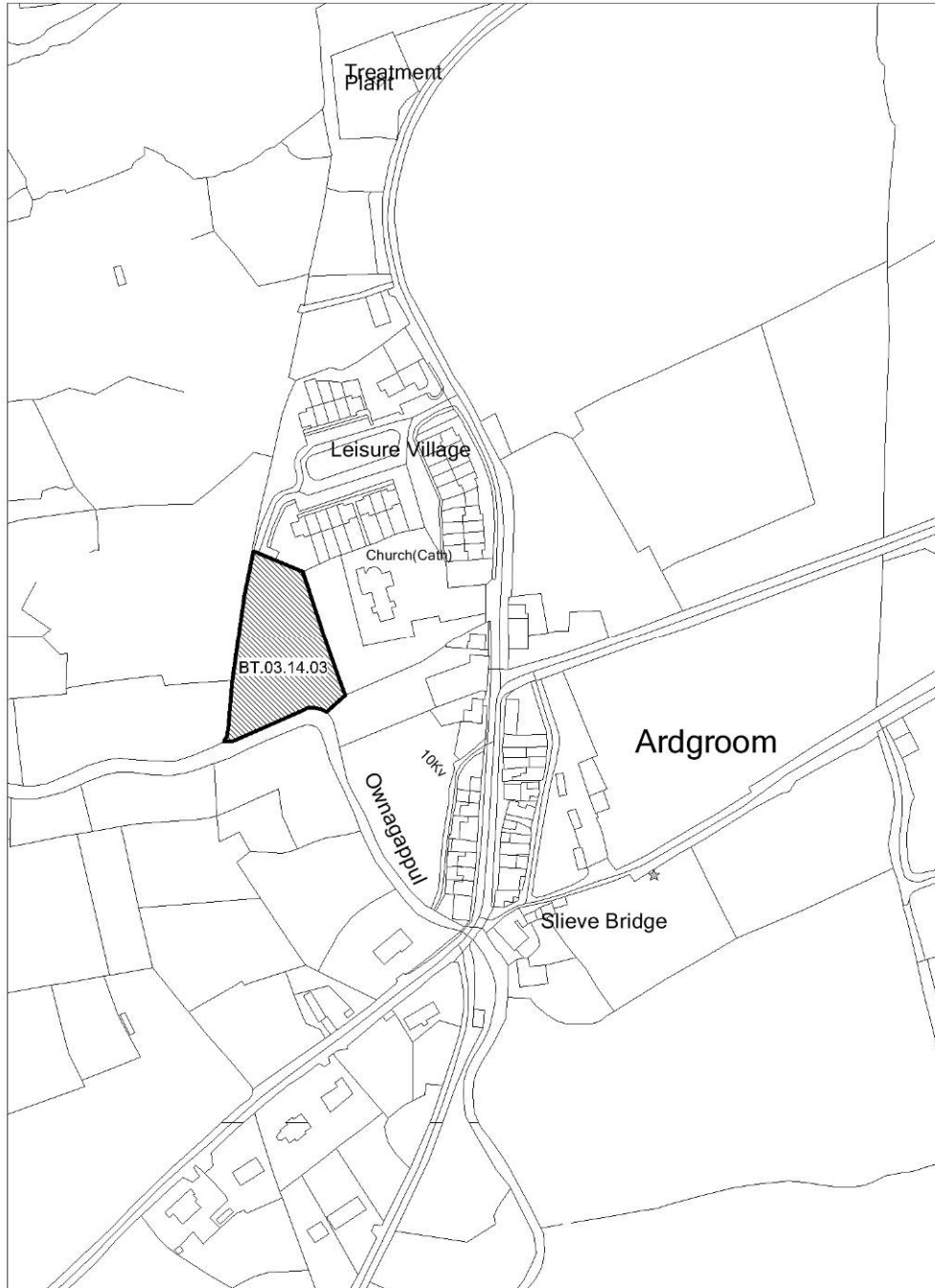
**Ardgroom**



**Managers Recommended Amendment Ref. BT.03.14.01**

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

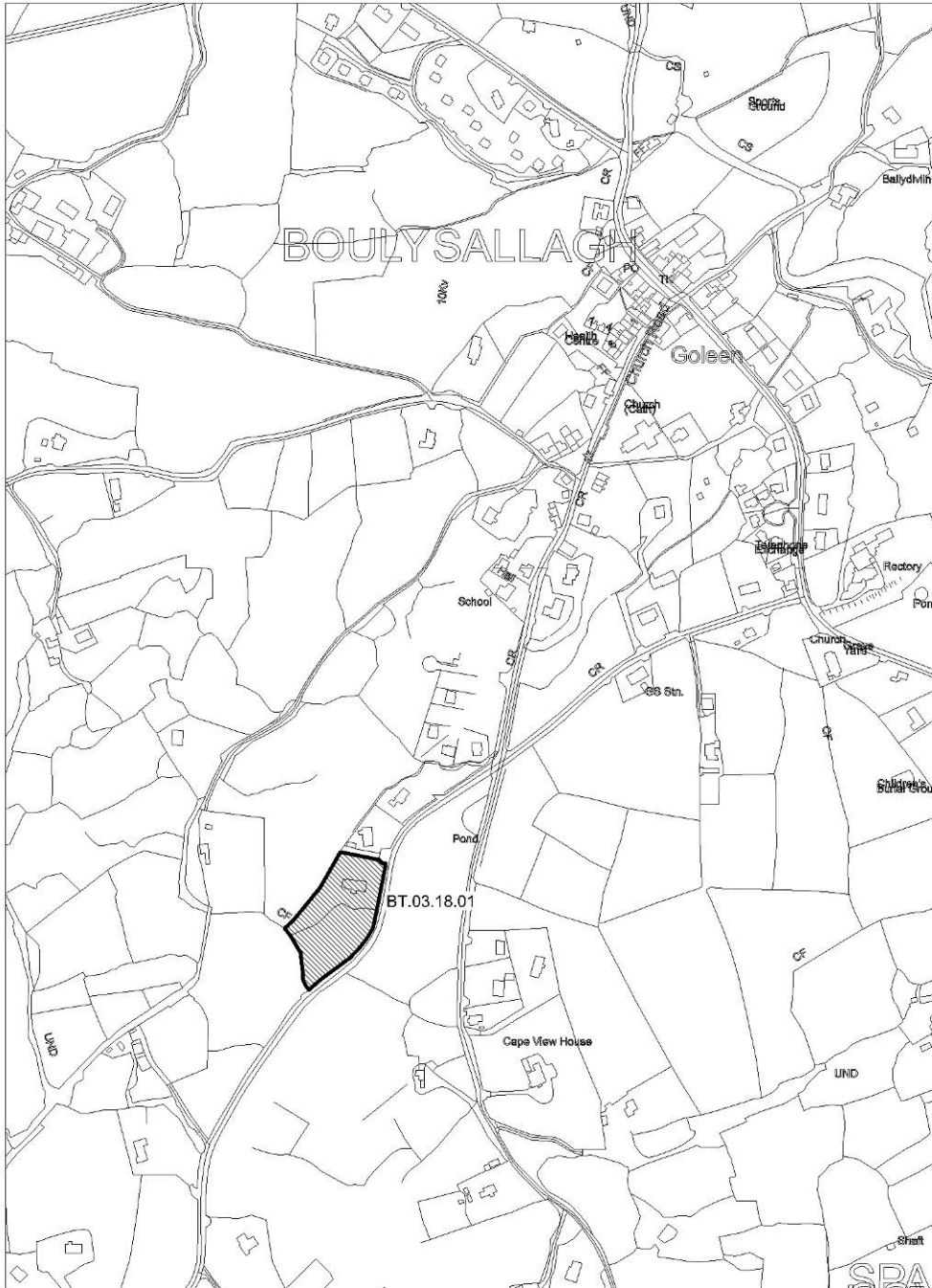
**Ardgroom**



**Managers Recommended Amendment Ref. BT.03.14.03**

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

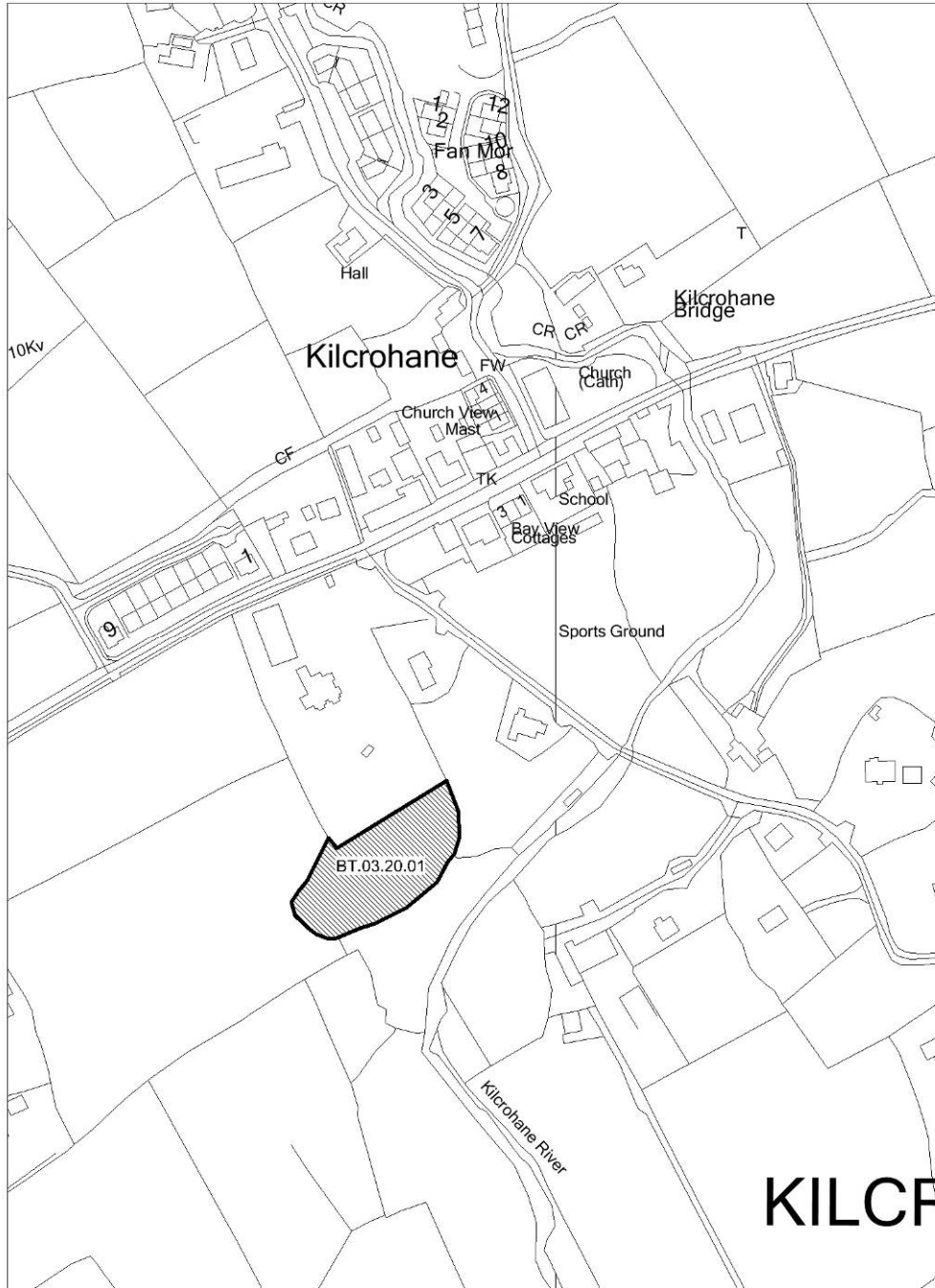
**Goleen**



**Managers Recommended Amendment Ref.BT.03.18.01**

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

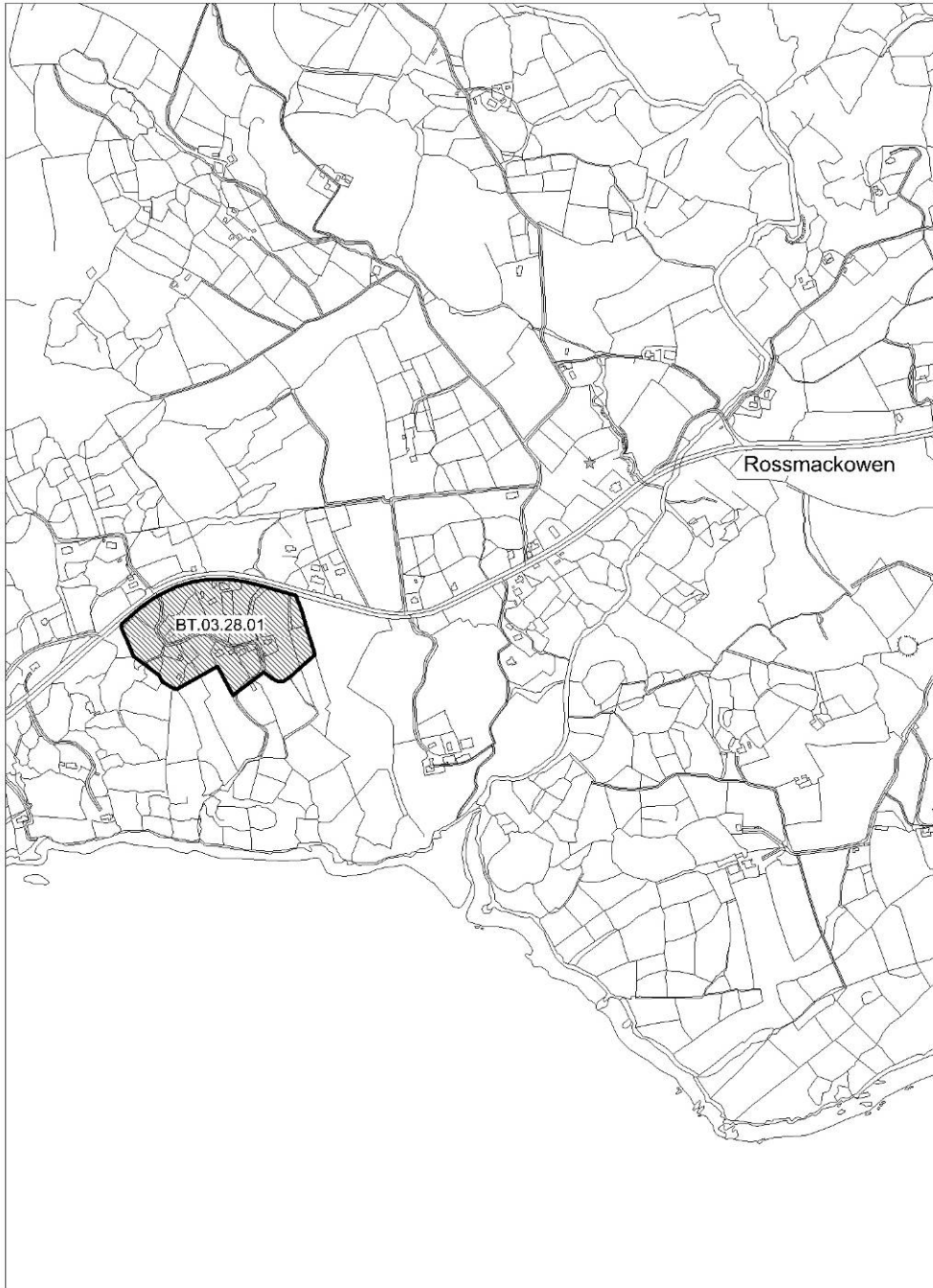
**Kilcrohane**



**Managers Recommended Amendment Ref. BT.03.20.01**

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

**Rossmackowen/Waterfall**



**Managers Recommended Amendment Ref. BT.03.28.01**

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

**Lowertown**



**Managers Recommended Amendment Ref. BT.02.01.01**