

## **Report to Members**

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

### **Bantry Electoral Area Local Area Plan**

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

15<sup>th</sup> June 2011



Document Verification

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		<b>Description:</b> This Report sets out the Managers Opinion on the Issues Raised in Submissions to the Proposed Amendments				
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		<i>Name</i>	MQ	AF	PM	AH

This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Bantry Electoral Area Local Area Plan Public Consultation Draft. The draft plan sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the finalisation of the various amendments to the draft 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 that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

## Section 1 Introduction

### 1.1 Where we are in the process

- 1.1.1 The preparation of this report on the submissions received in relation to the proposed amendments to the plan marks the commencement of the final stage in the process of making the new local area plan for this Electoral Area. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by 26<sup>th</sup> July 2011. The Plan will become effective four weeks after the date on which it is made.
- 1.1.2 The Bantry Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22<sup>nd</sup> of November 2010 and was made available to the public until the 12<sup>th</sup> of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.
- 1.1.3 Following the receipt of submissions from the public during the consultation period, the County Council met at a special meeting held on 30<sup>th</sup> & 31<sup>st</sup> March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21<sup>st</sup> April & 18<sup>th</sup> May 2011.

### 1.2 Submissions

- 1.2.1 There were a total of 11 submissions received during the public consultation period on the proposed amendments to the Draft Bantry Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process.

Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

### **1.3 Appropriate Assessment**

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

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

- 1.4.1 This report sets out to fulfil a number of functions.
- 1.4.2 Section 2 of the report sets out the County Manager's recommendations to the Elected Members of the Council in relation to all of the proposed amendments to the plan. Where the County Manager's recommendation is to EXCLUDE a proposed amendment, the detailed reasons for that recommendation are set out in this section.
- 1.4.3 Appendix A is the full list of submissions received during the amendment consultation process including the name of the interested party, with a summary of the submission and the Manager's Opinion included. This list is laid out in settlement order alphabetically.
- 1.4.4 Appendix B sets out the detailed list of proposed material amendments to the Draft Local Area Plan where the County Manager is recommending in favour of the amendment. In some cases further minor modifications have been made to the amendments perhaps reflecting issues raised in submissions or those arising from the SEA and AA process. This list is set out by settlement and including any minor amendments is recommended by the County Manager for inclusion in the plan in its totality.
- 1.4.5 Appendix C of the report lists those proposed material amendments where the County Manager is recommending that they be EXCLUDED from the plan when it is made by the County Council.
- 1.4.6 'Non-material' changes to the plan are not identified in this report but will be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;
- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
  - The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/ archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).
  - The inclusion of appropriate references to relevant objectives in the County Development Plan 2009.
  - Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

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

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

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

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

## Section 2 Managers Recommendations

### 2.1 Introduction

- 2.1.1 This section of the report sets out the justification supporting the County Manager's recommendations to amend the Draft Plan. It also sets out a description of the issues in relation to those amendments where the decision is to make the plan excluding the amendments.
- 2.1.2 Appendix B sets out the amendments that the Manager is recommending be made to the Draft Plan and makes a reference to any minor modification to the amendment made as a result of a submission or as a result from the SEA or AA process. Appendix B and C also sets out supplementary amendments of a minor nature which arose from Appropriate Assessment.
- 2.1.3 Appendix C lists those amendments where the Manager recommends that the plan be made EXCLUDING the amendment and the following paragraphs set out the justification for this.

### 2.2 Retail in Bantry (Amendment Reference BT03.01.01):

#### 2.2.1 Background – Draft Plan

- 2.2.1.1 This amendment concerns future retail development in Bantry Town which has proved to be one of the most controversial planning issues affecting the town in recent years. Permission has been granted for a medium sized convenience retail store in the town centre and this remains to be implemented. There have also been recent refusals by An Bord Pleanála for two major planning applications for retail development in edge of town locations. This indicated that the 2005 local area plan did not provide the most appropriate framework for the development of retailing within the town and that there was a need to provide further clarity in the preparation of the new Local Area Plan.
- 2.2.1.2 The Draft Plan sought to address these issues in a manner that was consistent with the policies and objectives of the County Development Plan 2009 and the Retail Planning Guidelines. The primary objectives of relevance (ECON 4-9, ECON 4-13 and ECON 4-14) which were used to inform the preparation of the Draft in relation to retail are found in Chapter 5 (Economy and Employment) in the County Development Plan 2009 and are listed below:

#### Econ 4-9: (Core Retail Area Boundaries)

- a) Core retail areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.
- b) Consideration of any new retail development outside of the core retail areas will be guided by the provisions of the Retail Planning Guidelines and the relevant Development Plan/Local Area Plans.

#### Econ 4-13: (Assessment of Retail Development Proposals)

- a) The planning authorities will implement the provisions of the Retail Planning Guidelines through the inclusion of appropriate objectives in their development plans.
- b) The local authorities have agreed that the preferred location for retail development is within a city centre, a suburban district centre, town centre or designated neighbourhood or local centre.

Econ 4-14: (Town and Neighbourhood Centres)

*Appropriate Uses: Town and Neighbourhood Centres*

- (a) *It is an objective to promote the development of town & neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.*
- (b) *It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.*

2.2.1.3 The Draft Local Area Plan recognised that a general consensus exists in Bantry that there is a need to expand retail choice, including more modern convenience retailing. The Draft Plan, in line with the County Development Plan and Retail Planning Guidelines, sought to identify and expand a core shopping area for the town within or adjoining which there were reasonable opportunities for convenience and comparison retail development. The Draft recognised that the town centre and adjoining areas remained the most appropriate location for future retail development and the importance of protecting its vitality and viability.

2.2.1.4 The Draft LAP also recognised that there was a need for at least one medium to large scale convenience retail outlet in the town and that it might not be easily accommodated within the expanded town centre while recognising that lands in the vicinity of Wolfe Tone Park could potentially provide a suitable location for convenience retailing within the town subject to carrying out a sequential test in accordance with the Retail Planning Guidelines. The Draft Plan did not specifically zone land for retail development outside of the town centre because to have done so would have brought the plan into conflict with the Cork County Development Plan, 2009 and the Retail Planning Guidelines.

2.2.1.5 In order to align the local area plan with the County Development Plan the objective DB-04 was included in the Draft which recognised that the town centre remained the primary location for retail development but stating that edge of town sites could be considered where no alternatives were demonstrated to be available.

2.2.2 Proposed Manager's Amendment to Draft Plan:

2.2.2.1 Following the receipt of several detailed submissions in relation to the Draft Plan the refinement of the approach in relation to retail was proposed. The Manager's recommended amendment as set-out in Appendix D of the Manager's report of February 2010 (pages 68 to 70) (BT03.01.01) provided a balanced policy context consistent with the Retail Planning Guidelines and other plans. It gave clearer policy support for the existing and expanded town centre areas while also providing more comprehensive guidance for the consideration of alternative out of centre sites than that provided in the Draft Plan, subject to demonstrating compliance with the Retail Planning Guidelines.

2.2.3 Proposed Amendment:

2.2.3.1 An alternative amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the County Manager recommended against the amendment and advised the Members to proceed with the amendment as presented in Appendix D of the Manager's report of February 2010 (pages 68 to 70) (BT03.01.01). The Members chose not to accept the Manager's advice and voted to put forward their proposed amendment for public consultation. The Manager continues to have serious concerns in relation to the amendment now being proposed.



2.2.4 Summary of Submissions:

2.2.4.1 The approach taken to retailing in Bantry town (Proposed Amendment BT03.01.01) received the largest number of submissions in the Bantry Electoral Area (5). Four of these submissions expressed serious concern that the text and objectives in the amendment relating to the town centre/retailing would have a detrimental effect on the town centre. It was stated that the policy proposed contravened the County Development Plan and the provisions of the Retail Planning Guidelines. 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 retail development would have a detrimental impact on the town centre/retail core and discourage investment.
- The proposed amendment undermines confidence in future town centre investment and actively discourages investment in the town centre for both larger and smaller outlets. National policy is clear in placing the onus on the developer to show that no suitable, viable or available town centre locations can be found for new retail development and it is wholly inappropriate for a local area plan to make such statements.
- Requests that Objective DB-04 which supports the primacy of the town centre as the principle location for retailing be reinstated. Proposed amendment does not adhere to the principle tenets of national and local retail planning policy, seeks to undermine town centre retailing, is unbalanced and does not give strong unequivocal support to new retail provision in Bantry town centre as required by national policy. This is particularly highlighted by the deletion of Objective DB-04 which appears to mean that the Plan now seeks to depart from national policy and considers that the town centre is not the primary location for retail development?
- 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.
- Adherence to national planning policy is the legislative duty of all parties involved in making statutory plans. Divergence or departure from national town centre retail policy is not an option or choice available to elected members, planning officials or county managers.
- The legality of the proposed amendment, having regard to provisions of the Planning and Development (Amendment) Act, 2010 is questionable as it does not adhere to the requirements of the Retail Planning Guidelines. Under this circumstance if adopted into the Bantry Electoral Area Local Plan 2011 it will be the subject of ministerial dispute and open the plan to legal challenge.
- The proposed rezoning elements of the amendment are vastly out of scale with town's retail requirement and are not in keeping with the pattern of development in the town.
- The zoning of the X-03 and X-04 sites with a combined area of approximately 9.4ha which is large enough to accommodate the Mahon Point Shopping centre would given the size and scale proposed lead to over zoning which undermines investment confidence in lands which may be better located and offer more sustainable patterns of growth and development and asks local communities to live with the legacies of unfinished development, poorly located services and weak urban structures.
- Request that the Planning Authority exclude the proposed Special Policy Area zoning amendments X-03 and X-04.
- The X-03 and X-04 sites are located at some considerable distance from the town centre and do not provide good linkage or particular synergy to the town centre activities or the opportunity for the majority of Bantry's residents to travel in any other transport mode other

than private cars. The sites are not even well connected to planned residential development which is primarily focused not on the N71 but rather on lands with poor pedestrian linkage to the sites.

- The amendment appears to actively discourage sequential development of retailing for the town. The sequential approach is a fundamental planning principle as it avoids spot zoning which only benefits particular landholders often to the detriment of the common good.
- The proposed X-03 and X-04 zoning will not only be detrimental to the retail livelihood of Bantry town but will also have a significant impact on other local District Employment Centres and smaller nearby towns and villages in the catchment of Bantry town as there does not appear to be a clear need for retail proposals of this scale to serve this area given the extent of existing and recently permitted convenience and comparison retail floor space currently in the catchment area.
- Propose that 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.
- One submission quotes the recent report of the Joint Oireachtas Committee on Enterprise, Trade and Innovation, 'Matters Concerning the Retail Trade in Ireland' which found that the often purported employment potential of developing large supermarkets and superstores is illusory, and that employment at such stores was simply displacement from other smaller retailers within a town or transfer from other centres and there was no net employment gain, the Oireachtas report quoted from UK studies which stated; "Out-of-town development by the big multiples results in a net loss of jobs."
- It has been consistently demonstrated that shifting normal retailing activity away from the historic core will guarantee under utilisation, vacancy, decay and economic failure of town centres.
- Request that the Planning Authority amend the draft plan and include the text and objectives set-out in Appendix D of the Manager's report of February 2010 (pages 68 to 70) (BT03.01.01), save for some minor adjustments.
- One submission requests that the GAA lands should not be zoned for 'out of town' development.
- One submission welcomes the proposed amendments as they represent a pragmatic and sustainable approach to future retail planning in the town.
- Submission from the NRA requests that if the amendment in its current format is adopted that proposed objectives X-03 and X-04 be altered to provide for the requirement for Traffic and Transportation Assessment and a Road Safety Audit.

2.2.4.2 Generally the submissions in relation to the proposed amendment highlight the need to ensure that the retail policy adheres to the Retail Planning Guidelines and County Development Plan policies. In particular there are considerable objections to the proposal to remove Objective DB-04 which supports the primacy of the town centre and the specific zoning for retail of sites X-03 and X-04 which would prejudge the outcome of any sequential test. The submissions also question the legality of the approach taken.

#### 2.2.5 Manager's Conclusions on the Proposed Amendment:

The Manager continues to have serious concerns in relation to the proposed amendment:

- 1) The proposed retail amendment conflicts with the County Development Plan as it undermines objectives which highlight that the town centre or core shopping area is the primary location for retail development (particularly ECON4-14). Discounting the potential of retail development in the town centre whilst selecting alternative sites for retail zoning outside of the town centre without detailed analysis, including the sequential test, can be

considered to be directly in conflict with the Retail Planning Guidelines and County Development Plan which clearly identify town centres as the primary location for retail development. ECON 4-14 only allows for consideration of sites 'on the edge of the core area' where it has been proven that it is not possible to provide the 'form and scale of development that is required within the core area'. Without the detailed assessment provided by a Retail Impact Assessment is inappropriate to rule out town centre sites as if a large enough site can be assembled then the size of any retail proposal can be considered on its merits by Development Management having regard to the Guidelines.

- 2) Objectives ECON 4-13 and similarly ECON 4-9 of the County Development Plan require that the Council will implement the provisions of the Retail Planning Guidelines through appropriate objectives in their Development Plans. Zoning sites X-03 and X-04 for retail at out of centre locations thereby prejudging the outcome of any Retail Impact Assessment, including sequential test, would be considered to be contrary to the Guidelines.
- 3) The removal of Objective DB-04 which gives clear policy guidance on the preferred location for retail development in the town centre potentially undermines the vitality and viability of and future investment in the town centre and expanded town centre areas. ECON 4-9, ECON 4-13 and ECON 4-14 all identify town centres/core shopping areas as the primary area or preferred focus for retail development. Deliberate deviation from these objectives can be considered to be contrary to the Retail Planning Guidelines.
- 4) The amendment as currently proposed is not considered to be consistent with the Retail Planning Guidelines and the Retail Objectives (ECON 4-9, ECON 4-13 and ECON 4-14) contained in the County Development Plan and, by specifically zoning lands well outside the town centre for retail development, contradicts the key principle of the Guidelines that the town centre is the primary location for the provision of retail development. To be consistent with the Retail Planning Guidelines and the CDP 2009 the LAP should not specifically zone land for retail development in locations that conflict with the policies and objectives of those documents. Any development outside the town centre should only be considered in accordance with a Retail Impact Assessment including a sequential test. The Planning and Development Acts S.19(2) requires that a local area plan is consistent with the objectives of the development plan.

If the published amendment was to proceed it would require modification in order to achieve consistency with the County Development Plan. Even if modified the Manager would continue to have concerns that such an approach as proposed would not be robust enough to succeed at appeal stage. Notwithstanding the above the Managers recommendation is to make the plan excluding the proposed amendment. If the members choose to exclude the proposed amendment then the retail policy will revert to that contained in the current draft plan subject to any non-material changes.

**Manager's Recommendation: Make the Plan EXCLUDING Proposed Amendment BT03.01.01, BT03.01.01a, BT03.01.01b-Appendix A. "Proposed Amendment to the Draft Plan April 2011" and proposed map changes.**

### **2.3 Amendment Reference BT01.01.09 – Proposal for inclusion of GB1-2 (adjoining Dunboy/Puxley Castle, Castletownbere)**

**2.3.1.** This amendment relates to proposed inclusion of a G1-2 adjoining Dunboy/Puxley Castle in Castletownbere.

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

"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.”

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

**2.3.4.** Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- 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.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Managers Recommendation: EXCLUDE AMENDMENT BT01.01.09 including proposed map changes.**

#### **2.4 Amendment Reference BT01.01.11 – Proposal for inclusion of GB1-2 (Derryminihan, Castletownbere)**

2.4.1 This amendment relates to proposed inclusion of a G1-2 (Derryminihan, Castletownbere).

2.4.2 The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the County Manager recommended against the amendment for the following reasons;

*“It is considered that lands are elevated and prominent. It is considered that there is an ample supply of lands available within adjoining GB1-2 and within adjoining GB1-2's, smaller settlements and Castletownbere itself.”*

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

2.2.4 Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- It is considered that the lands are elevated and prominent and there are ample GB1-2's and village nuclei within the Castletownbere area which can cater for small scale development.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Managers Recommendation: EXCLUDE AMENDMENT BT01.01.11 including proposed map changes.**

#### **2.5 Amendment Reference BT01.01.12 – Proposal for inclusion of GB1-2 (Colla Pier, Schull)**

2.5.1 This amendment relates to proposed inclusion of a G1-2 (Colla Pier, Schull)

2.5.2 The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the County Manager recommended against the amendment for the following reasons;

“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. The area is located adjoining waters which are part of a Special Area of Conservation and lacking in infrastructure. Any spare capacity in this area should be retained for local persons with a genuine rural housing need.”

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

2.5.4 Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- 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.
- The area is located adjoining waters which are part of a Special Area of Conservation and lacking in infrastructure. Any spare capacity in this area should be retained for local persons with a genuine rural housing need.
- It is considered that there are ample GB1-2's and village nuclei within the Schull area which can cater for small scale development.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Managers Recommendation: EXCLUDE AMENDMENT BT01.01.12 including proposed map changes.**

## Appendix A - List of Submissions

Change Number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<b>Bantry</b>	
n/a	BTEALA P11/14 58	Department of Arts, Heritage and Gaeltacht.	Submission comments on issues in the plan which are not subject to a proposed amendment. These issues will be addressed in the final Local Area Plan.	No Change Proposed
BT03.01.01 Appendix A BT03.01.07 BT03.01.08 BT03.01.09 BT03.01.10 BT03.06.02	BTEALA P 11/146 2	National Roads Authority	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	No Change Proposed  In relation to specific settlements see Section 2 of this report and Appendices B & C where applicable.
BT01.01.05	BTEALA P11/14 64	Office of Public Works	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs the OPW notes that areas which, based on the best available information are indicated as being prone to flood risk (in the amendments) are being proposed for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.</p> <p>The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.</p>	Noted. A number of minor modifications are proposed  (see Appendix B)

**Bantry Local Area Plan Review Report to Members on Submissions to Amendments - June 2011**

<b>Change Number</b>	<b>Sub. No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Managers Opinion</b>
<b>Bantry</b>				
BT01.01.09 BT01.01.11 BT01.01.12 BT03.01.11 BT03.01.18 BT03.01.19 BT03.01.20 BT03.02.04 BT03.02.06 BT03.14.01 BT03.14.02 BT03.14.07 BT03.18.01 BT03.18.04 BT03.20.01 BT03.21.01 BT03.26.01 BT03.28.01 BT03.28.02	BTEALA P11/14 65	Environment Protection Agency	This submission notes that a number of the proposed Amendments within each LAP have been identified in the SEA screening assessment as having potential to conflict with the status of the Environmental Protection Objectives. It states that it should be ensured that the Mitigation Measures provided in the SEA screening conclusion are fully reflected in the adopted plan. The mitigation proposes the omission of a number of amendments.	Noted. See Appendices B and C.
<b>Bantry Town</b>				
BT03.01.01 Appendix A BT03.01.07 BT03.01.08 BT03.01.09 BT03.01.10 BT03.06.02	BTEALA P11/14 62	National Roads Authority	<p>This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.</p> <p>In relation to Bantry the submission requests that objectives in proposed amendment BT03.01.01 for X-03 and X-04 would be altered to provide for Traffic and Transportation Assessment and a Road Safety Audit.</p> <p>The submission also acknowledges amendments BT03.01.07-BT03.01.10 and welcomes the requirement for TTA and RSA. It requests that the council's attention is drawn to the pending Government Planning Guidelines as set out in NRA Circular Letter 7/2004 which require that no additional traffic is generated by the development concerned or increased road safety hazard created. Requests that the Council reviews the subject zoning objectives and the subsequent proposed amendments having regard to official policy and comments from the previous submission by the NRA are appropriate. Authority also notes amendment BT03.06.02 in relation to a pedestrian/cycle route along N71 and requests consultation on this proposal.</p>	<p>The points raised in the submission are noted.</p> <p>Section 2 of this report deals with the concerns raised in relation to addition of amendments BT03.01.01 in particular the new objectives X-03 and X-04 proposed and the requirements for Traffic and Transportation Assessments and Road Safety Audits.</p> <p>See Appendix B in relation to the amendments BT03.01.07-BT03.01.10.</p>
BT03.01.01 Appendix A	BTEALA P 11/145 5	Murnane O'Shea Ltd.	Submission refers to proposed Appendix A – Proposed Amendments to the Draft Local Area Plan regarding Retail. Submission welcomes the fact that the primacy of the town centre is confirmed in the	Noted. See section 2.2 pages 5-9 and Appendix C.

**Bantry Local Area Plan Review Report to Members on Submissions to Amendments – June 2011**

<b>Change Number</b>	<b>Sub. No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Managers Opinion</b>
			<b>Bantry</b> amendments however it suggests that there is conflict as the amendments appear to promote retail development outside the town centre. It suggests that this conflicts with the objectives of the Development Plan, Retail Planning Guidelines and recent decisions of An Bord Pleanála. Submission requests that the sentence 'medium to large scale convenience retail development cannot be easily accommodated within the expanded town centre' be replaced with 'the optimum location for medium to large scale retail development is in the expanded town centre'	
BT03.01.01 Appendix A	BTEALA P11/13 20	Paul Whelan	<p>Submission contains a comprehensive report and suggests that the proposed amendment undermines town centre retailing, is unbalanced, does not support national and local retail planning policy and will have a significant impact on town centre expansion in particular on the T-02 site. It suggests that the rezoning elements of the amendment are vastly out of scale with the town's retail requirement and are not in keeping with the pattern of development in the town. It requests that the recommendation of the County Manager in his report (February 2011) should be reinstated while including two minor modifications in relation to text.</p> <p>The submission states that the proposed zoning of X-03 and X-04 is contrary to Development Plan Guidelines in terms of the need for such zoning, the scale of zoning involved. It states that the proposed amendment discourages the sequential development of retailing for the town particularly where it seeks to delete objective DB-04. Submission suggests that the legality of the proposed amendment is questionable and if adopted will be the subject of a ministerial dispute and open the plan to legal challenge.</p>	See section 2.2 pages 5-9 and Appendix C.
BT03.01.01 Appendix A	BTEALA P11/13 32	Bantry Business Association	This submission is prepared on behalf of Bantry Business Association and expresses their concerns with the proposed retail amendments and in particular with the introduction of Special Policy Objectives X-03 and X-04 to allow for retail zoned lands outside of the core town centre of Bantry at Wolfe Tone Park and lands to the east (Rowa site). The submission expresses the concerns of the members of Bantry Business Association with the detrimental impact that this zoning will have on the vibrancy, vitality and future of Bantry town if permitted. It also suggests that the zoning of these lands is premature pending the	See section 2.2 pages 5-9 and Appendix C.



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<b>Change Number</b>	<b>Sub. No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Managers Opinion</b>
			<b>Bantry</b>	
			carrying out of a comprehensive sequential test to demonstrate that these lands are the most suitable in the Bantry area to cater for the future large scale retail needs. This submission proposes the re-inclusion of Policy Objective DB-04 to reinforce and support the importance of promoting the town centre as the most suitable location for future retail growth. Amendments are also proposed to paragraph text 1.2.17, 1.3.13, 1.3.15 and 1.3.17 with 1.3.16 requested to be deleted and replaced by amended text to support the town centre in line with the requirements of the Retail Planning Guidelines.	
BT03.01.01 Appendix A	BTEALA P11/13 27	Richard Coffey/Donal Hunt	Submission welcomes the proposed amendments to the Retail Policy. It suggests a number of amendments in order to ensure that the LAP objectives are consistent including the insertion of text referring to 'small scale' retail in relation to amendment BT03.01.14. In relation to BT03.01.01 retail amendment it suggests 2 modifications to paragraphs to remove any ambiguity concerning the retail potential of individual sites.	See section 2.2 pages 5-9 and Appendix C.
BT03.01.07	BTEALA P11/14 56	Murnane O' Shea Ltd	Submission refers to amendment BT03.01.07. Submission requests that the wording in relation to zoning objective B-03 be changed and that 'will be considered' be replaced by 'are considered acceptable uses at this location' in order to remove any doubt in relation to the acceptability of retail warehousing and petrol filling station uses at this location.	No Change Proposed  Noted. See Appendix B in relation to BT03.01.07
BT03.01.02	BTEALA P11/14 58	Department of Education and Skills	Submission notes the addition of text and amendment to objective R-04 to include for provision of a 16 classroom primary school.	No Change Proposed
BT01.01.03 BT01.01.04 BT01.01.05 BT01.01.06 BT01.01.07 BT03.01.01 Appendix A	BTEALA P11/14 51	David Bollins	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.  Submission objects to any development on floodplains in Bantry, particularly along the Mealagh valley at Donemark.  In particular the submission objects to the rezoning of lands (currently Bantry Blues GAA club) for an 'out of town' shopping development. It suggests that there are abundant lands bordering the existing GAA grounds and that the transfer of lands is facilitating relocation of the GAA to Donemark which is not appropriate in an area of scenic beauty subject to flooding. Submission suggests that if out of town shopping should be considered that it be	See section 2.2 pages 5-9 and Appendix C.

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Change Number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<b>Bantry</b>	
			located in the Bantry Business Park however the submission states that evidence abroad suggests that out of town sites have a huge negative impact on town centre business.	

## Appendix B – List of Amendments Recommended by Manager

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	Section One: Introduction			
BT 01.01.01	<p>Insert the following new paragraphs after Paragraph 1.6.4:</p> <p><b><i>“Transitional Issues Affecting Development</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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</i></b></p>	7		<b>No Change Proposed</b>

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Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>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. “</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 01.01.02	<p>Insert a new objective following new paragraphs 1.6.4:</p> <p><i>“Existing Planning Permissions – Transitional Issues</i></p> <p><i>‘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’</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	7		<b>No Change Proposed</b>
BT 01.01.03	<p>Insert the following new paragraph following paragraph 1.7.9:</p> <p><i>‘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.’</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	8		<b>No Change Proposed</b>
BT 01.01.04	<p>Replace paragraph 1.7.10 with the following:</p> <p><i>‘In the course of preparing this plan, so far as proposals for new zoning are concerned, the</i></p>	8		<b>No Change Proposed</b>

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>'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.</i></p> <p><i>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 generally the zoning has been discontinued in this plan.</i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 01.01.05	<p>Replace Paragraph 1.7.12 with the following:</p> <p><i>'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.</i></p> <p><i>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.</i></p> <p><i>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, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific</i></p>	9	OPW 11/1464	<p><b>Minor Modification</b></p> <p>The OPW submission suggests some modification to the proposed amendment which have been added to the text.</p>

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</i></p> <p><i>It is recommended that intending applicants for planning permission 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.</i></p> <p><i>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.</i></p> <p><i>The first stage in the assessment process will include:</i></p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>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 / <u>local knowledge of the flooding area</u>).</i></li> <li>• <i>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.</i></li> <li>• <i>Site cross sections or spot levels, including the river and surrounding lands.</i></li> <li>• <i>Description of the site and surrounding area, including ground conditions, levels and land use.</i></li> <li>• <i>Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</i></li> <li>• <i>Proposal as to the appropriate course of</i></li> </ul>			

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><b>action which could be either:</b></p> <ul style="list-style-type: none"> <li>• <b>further study;</b></li> <li>• <b>revision of proposals to avoid area shown at risk of flooding; or</b></li> <li>• <b>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <u>and has been shown to be not at flood risk</u>).</b></li> </ul> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 01.01.06	<p>Include additional text in paragraph 1.7.13:</p> <p><i>'Where it can be satisfactorily shown in the <b>detailed</b> site specific flood risk assessment that the proposed development.....'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	9		<b>No Change Proposed</b>
BT 01.01.07	<p><b>Replace Objective FD 1-4 with the following:</b></p> <p><b>"Development in Flood Risk Areas</b></p> <p><b><i>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 paragraphs of this plan"</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	9		<b>No Change Proposed</b>
BT 01.01.08	<p>Include additional objective GB1-1b:</p> <p><b><i>'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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	11		<b>No Change Proposed</b>
	<b>Section Two: Local Area Strategy</b>			
BT 02.01.01	<p>Amend Schull Greenbelt map to accurately reflect Lowertown boundary</p> <p>Note: This change refers to the map in the Draft Plan.</p>	16		<b>No Change Proposed</b>
BT 02.01.02	<p>Include additional text in objective LAS 2-1:</p> <p><i>'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</i></p>	19		<b>No Change Proposed</b>

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>sustainable water and waste water infrastructure is in place 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.</i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 02.01.03	<p>Include additional text in objective LAS 2-2:</p> <p><i>'This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	22		<b>No Change Proposed</b>
BT 02.01.04	<p>Include additional objective LAS 2-3:</p> <p><i>'It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with ENV 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	22		<b>No Change Proposed</b>
BT 02.01.05	<p>Include additional objective LAS 2-4:</p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	22		<b>No Change Proposed</b>



Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<b>Section Three: Settlements and Other Locations</b>			
	<b><u>Bantry</u></b>			
BT 03.01.02	<p>Include additional text with paragraph 1.2.21:</p> <p><i>'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></i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	27	11/1458	<p><b>No Change Proposed</b></p> <p>Department of Education has acknowledged the proposed amendment.</p>
BT 03.01.03	<p>Delete objective R-04 as follows:</p> <p><del><i>'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.'</i></del></p> <p>And replace with the following R-04:</p> <p><b><i>'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.'</i></b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	31	11/1458	<p><b>No Change Proposed</b></p> <p>Department of Education has acknowledged the proposed amendment.</p>
BT 03.01.04	<p>Include additional text with paragraph 1.2.11:</p> <p><i>'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</i></p>	27		<p><b>No Change Proposed</b></p>

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	<p><i>the railway pier site will play an 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></i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			
BT 03.01.05	<p>Include additional text in objective DB-08:</p> <p><i>'It is an objective to support <b>in a sustainable manner</b> 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></i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	30	SEA Screening EPA 11/1465	<p><b>Minor Modification</b></p> <p>The EPA and SEA screening request the inclusion of some additional wording.</p>
BT 03.01.06	<p>Include additional text in objective R-07:</p> <p><i>'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.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	31		<p><b>No Change Proposed</b></p>
BT 03.01.07	<p>Include additional text in objective B-03:</p> <p><i>'Business Development (Dunbittern). Retail warehousing <b>and petrol filling station</b> will be considered. <b>Lands shall have served by a single road access and development proposals make provision for a full traffic and transportation</b></i></p>	32	11/1462	<p><b>No Change Proposed</b></p> <p>In relation to the submission of the NRA it is considered that the Traffic and Transportation Assessments and Road</p>

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	<p><b><i>assessment and road safety audit.</i></b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			<p>Safety Audits will provide further guidance in relation to the most appropriate and secure access options to serve these lands.</p> <p>It is considered that the wording of the amendment in its present form is appropriate and allows for adequate flexibility on the lands in question. In addition the NRA has in their submission expressed concerns in relation to intensification of access and the requirements for Traffic and Transportation Assessments and Road Safety Audits.</p>
BT 03.01.08	<p>Include additional text in objective B-04:</p> <p><b><i>'Business Development (Dunbittern). Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.'</i></b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	32	11/1462	<p><b>No Change Proposed</b></p> <p>In relation to the submission of the NRA it is considered that the Traffic and Transportation Assessments and Road Safety Audits will provide further guidance in relation to the most appropriate and secure access options to serve these lands.</p>
BT 03.01.09	<p>Include additional text in objective B-05:</p> <p><b><i>'Business Development (Dunbittern). Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.'</i></b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	32	11/1462	<p><b>No Change Proposed</b></p> <p>In relation to the submission of the NRA it is considered that the Traffic and Transportation Assessments and Road Safety Audits will provide further guidance in relation to the most appropriate and secure access options to serve these lands.</p>
BT 03.01.10	<p>Include additional text in objective I-01:</p> <p><b><i>'Industry and/or warehousing and distribution subject to acceptable layout. Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit'. 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</i></b></p>	32	11/1462	<p><b>No Change Proposed</b></p> <p>In relation to the submission of the NRA it is considered that the Traffic and Transportation Assessments and Road Safety Audits will provide further guidance in</p>

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	<p><i>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.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			<p>relation to the most appropriate and secure access options to serve these lands.</p>
BT 03.01.11	<p>Include additional text in objective B-01 stating that:</p> <p><i>'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.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	32	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. It is considered however, that the extension of the boundary is relatively minor in nature and represents the rationalisation of existing site boundaries. It is further considered that the additional wording in amendment BT03.01.11 will ensure that much of the portion of the site to be extended will give due care to the environmental sensitivities of the setting.</p>
BT 03.01.12	<p>Extend boundary of B-01 to the north</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	Map	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>See comment on BT03.01.11</p>
BT 03.01.13	<p>Amend and include additional text in objective X-01:</p> <p><i>'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</i></p>	34		<p><b>No Change Proposed</b></p>

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	<p><i>Section 1 of this plan.</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			
BT 03.01.14	<p>Include additional text in objective X-02 as follows:</p> <p><i>'Support the redevelopment of the Inner Harbour for recreational, amenity, residential, retail, office, tourist and marina related uses. In general a gateway development consisting of residential, retail and office uses should be located on the southern quay opposite the existing hotel.</i></p> <p><i>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</i></p> <p><i>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.'</i></p> <p><i>Any development should avoid prejudicing existing marine related activities.</i></p> <p><i>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.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	34	11/1455	<b>No Change Proposed</b>
BT 03.01.15	<p>Include additional objective <b>DB-14</b>:</p> <p><i>'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 development in areas of significant and sensitive landscape character.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	31		<b>No Change Proposed</b>
BT 03.01.16	<p>Include additional text in objective in DB-03</p> <p><i>'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 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.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	30		<b>No Change Proposed</b>

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BT 03.01.17	<p>Include additional text after paragraph 1.2.29:</p> <p><b><i>“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”</i></b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	28		<b>No Change Proposed</b>
BT 03.01.18	<p>Extend boundary of R-11 and include additional text in objective R-11: (also see map changes BT 03.01.19)</p> <p><b><i>‘Low density residential development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals shall be accompanied by a detailed visual impact assessment where appropriate.’</i></b></p> <p><b>Note: This change refers to the text and map of the Draft Plan.</b></p>	32	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. It is considered however, that the extension of the boundary is relatively minor in nature and represents a natural extension of the built up area at this location. It is considered that the requirement for a comprehensive landscaping scheme and visual impact assessment will adequately mitigate any visual issues associated with the site.</p>
BT 03.01.19	<p>Extend development boundary as a consequential change resulting from proposed amendment BT 03.01.18</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	35	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. It is considered however, that the extension of the boundary is relatively minor in nature and represents a natural extension of the built up area at this location. It is considered that the requirement for a comprehensive landscaping scheme and visual impact assessment will adequately mitigate any visual issues</p>

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				associated with the site.
BT 03.01.20	<p>Include additional lands within Bantry Development Boundary</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	35	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. It is considered however, that the extension of the boundary is relatively minor in nature and represents a natural extension of the built up area at this location.</p>
BT 03.01.21	<p>Include additional lands within R-08 in Bantry Development Boundary</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	35	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. The lands in question are already located within the current development boundary and uses suggested can already be considered.</p>
	<b><u>Castletownbere</u></b>			
BT 03.02.01	<p>Include additional text after paragraph 2.3.15</p> <p><i>'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></i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	39		<b>No Change Proposed</b>
BT 03.02.02	<p>Include additional paragraphs after 2.3.18:</p> <p><i>'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</i></p>	39		<b>No Change Proposed</b>

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	<p><i>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.</i></p> <p><i>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 Assessment.</i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 03.02.03	<p>Include new paragraph after 2.3.18:</p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	39		<b>No Change Proposed</b>
BT 03.02.04	<p>Extend development boundary to include lands with permission under planning ref. 10/346</p> <p>Note: This change refers to the map in the Draft Plan.</p>	43	EPA 11/1465	<b>No Change Proposed</b>  The EPA and SEA screening recommend that this amendment be omitted. It is considered that as the lands are already subject of an outstanding permission (ref. 10/346) and represent a logical extension of the development boundary and that their proposed inclusion in this instance is acceptable.
BT 03.02.05	<p>Include additional text in objective R-02</p> <p><i>'Low to Medium density residential development (including serviced sites) including healthcare and community facilities to include detailed landscaping plan.'</i></p>	40		<b>No Change Proposed</b>



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	<b>Note: This change refers to the text of the Draft Plan.</b>			
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><i>'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.'</i></b></p> <p><b>Note: This change refers to the text and map of the Draft Plan.</b></p>	41	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. It is considered however that the proposed zoning of lands is appropriate. There is a requirement to identify a suitable site for a Healthcare and Community Facilities in the town. 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.</p>
BT 03.02.07	<p>It is proposed to delete objective U-07</p> <p><del><i>'Proposed relief road connection from docks to pier at Carmetringano House with potential for quayside boating/leisure development.'</i></del></p> <p>and replace with the following:</p> <p><b><i>'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).'</i></b></p> <p><b>Note: This change refers to the text and map of the Draft Plan.</b></p>	42		<b>No Change Proposed</b>
BT 03.02.08	<p>Delete non coastal part of U-09 through Dinish Island</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	43		<b>No Change Proposed</b>
BT 03.02.09	<p>Include additional text in objective DB-03:</p> <p><b><i>'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 Glanmore Bog must be provided and be operational in advance of the commencement of any discharges from the development.'</i></b></p> <p><b><i>Waste water infrastructure must be capable of treating discharges to ensure that water quality</i></b></p>	40		<b>No Change Proposed</b>

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	<p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<p><b><u>Schull</u></b></p>			
BT 03.03.01	<p>Include paragraph after 3.2.11</p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	45	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The Strategic Environmental Assessment of the Proposed Amendment supported by the submission of the EPA expresses concerns that the amendment outlines broad proposals for lands which are isolated from any settlement. It further expresses concerns regarding wastewater facilities to deal with additional discharges arising from any future development of these lands and any proposed developments may result in unsustainable travelling patterns.</p> <p>Notwithstanding these concerns it is considered that the amendment is merited on the basis that it encourages an employment generating redevelopment of an existing tourist facility with the potential for a high quality integrated tourism development strategically linked to the settlement of Schull. Developing tourist assets in this area are vital to the local and wider economy.</p>
BT 03.03.02	<p>Delete text in R-07:</p> <p><i>'Medium density residential development with in-depth screen planting along western boundary.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	47		<p><b>No Change Proposed</b></p>
BT 03.03.03	<p>Delete R-02 objective and replace with B-04 zoning:</p> <p><i>'Low/Medium density residential development</i></p>	47 & 48		<p><b>No Change Proposed</b></p>

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	<p><del>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>Note: This change refers to the text and map of the Draft Plan.</p>			
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>Note: This change refers to the text of the Draft Plan.</p>	47		<b>No Change Proposed</b>
BT 03.03.05	<p>Include additional text in DB-04:</p> <p><i>'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 and on the Special Area of Conservation.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	47		<b>No Change Proposed</b>

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BT 03.03.06	<p>Include additional objective DB-10:</p> <p><b><i>'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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	47		No Change Proposed
	<b><u>Ballydehob</u></b>			
BT 03.04.01	<p>Include additional text in paragraph 4.3.1:</p> <p><b><i>'Currently only preliminary treatment (septic tank) of wastewater exists within the village. This issue will need to be addressed in order to further enhance aquaculture activity in the immediate area.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	53		No Change Proposed
BT 03.04.02	<p>Delete objective 1(b):</p> <p><del><i>'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.'</i></del></p> <p>And replace with the following Objective 1(b):</p> <p><b><i>'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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	54		No Change Proposed
BT 03.04.03	<p>Include additional text in objective DB-01(d):</p> <p><b><i>'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</i></b></p>	54		No Change Proposed

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	<p><i>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 Special Area of Conservation.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			
BT 03.04.04	<p>Revise text in objective 0-01 to read as follows:</p> <p><b><i>'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.'</i></b></p> <p><i>'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. Development proposals will not be considered for land zoned as O-01 that is also within the SAC.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	55		<b>No Change Proposed</b>
	<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 refers to the map in the Draft Plan.</b></p>	67		<b>No Change Proposed</b>
BT 03.06.02	<p>Amend text in DB-01(r):</p> <p><i>'It is an objective to develop a pedestrian/cycle route along the N71 to Glengarriff. Bantry.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	65		<b>No Change Proposed</b>
BT 03.06.03	<p>It is proposed to delete objective DB-01(b):</p> <p><del><i>'In order to secure the population growth and supporting development proposed in DB-01,</i></del></p>	64		<b>No Change Proposed</b>

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	<p><del>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><i>'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></i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 03.06.04	<p>It is an objective to add additional text to Objective DB-01(d):</p> <p><i>'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></i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	64		<b>No Change Proposed</b>
BT 03.06.05	<p>It is an objective to include an additional DB-01(v) as follows:</p> <p><i>'<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></i></p> <p><i><b>The settlement boundary is adjacent to designated woodland in places. Development proposals will require the provision of an ecological impact assessment report (Natura</b></i></p>	65		<b>No Change Proposed</b>

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	<p><b>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>Note: This change refers to the text of the Draft Plan.</p>			
BT 03.06.06	<p>Include the following additional text in Objective 0-01:</p> <p><i>'Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. <b>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></i></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><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	65		<b>No Change Proposed</b>
BT 03.06.07	<p>Include additional text in objective X-02:</p> <p><i>'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 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</b></i></p>	66		<b>No Change Proposed</b>

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	<p><i>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 is likely to be required between any development proposed for this area and the Special Area of Conservation.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<p><b><u>Bere Island</u></b></p>			
BT.03.07.01	<p>Include additional text within objective GEN-01 (i)</p> <p><i>'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 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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	71		No Change Proposed
BT.03.07.02	<p>Include additional text as follows within the GEN-01 Objective:</p> <p><i>'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 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.</i></p> <p><i>It is an objective to support the development principles of the Bere Island Conservation Plan 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.</i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	71		No Change Proposed



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BT 03.07.03	<p>Include objectives in relation to wastewater and water supply for Bere Island:</p> <p><b><i>‘Outside of existing wastewater infrastructure at Rerrin, development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.’</i></b></p> <p><b><i>‘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.’</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	59		<b>No Change Proposed</b>
	<b><u>Dursey Island</u></b>			
BT 03.08.02	<p>Include objectives in relation to wastewater and water supply for Dursey Island:</p> <p><b><i>‘All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.’</i></b></p> <p><b><i>‘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.’</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	59		<b>No Change Proposed</b>
	<b><u>Heir Island</u></b>			
BT.03.09.01	<p>Include additional text as follows within the GEN-01 Objective:</p> <p><b><i>‘Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities in a manner that is compatible with designation of the Island as a Special Area of Conservation.’</i></b></p>	79		<b>No Change Proposed</b>

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	<p><i>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></i></p> <p><i>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></i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 03.09.02	<p>Include objectives in relation to wastewater and water supply for Heir Island:</p> <p><i>'All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.'</i></p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	60		<b>No Change Proposed</b>
	<b><u>Long Island</u></b>			
BT 03.10.02	<p>Include objectives in relation to wastewater and water supply for Long Island:</p> <p><i>'All development should be supported by</i></p>	60		<b>No Change Proposed</b>

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.'</i></p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<b><u>Whiddy Island</u></b>			
BT 03.11.01	<p>Include objectives in relation to wastewater and water supply for Whiddy Island:</p> <p><i>'All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.'</i></p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	61		<b>No Change Proposed</b>
	<b><u>Ahakista</u></b>			
BT 03.12.01	<p>Include flood mapping on settlement map omitted in Draft Plan.</p> <p>Note: This change refers to the map in the Draft Plan.</p>	93		<b>No Change Proposed</b>
BT 03.12.02	<p>Include new objective DB-01(l):</p> <p><i>'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.'</i></p>	92		<b>No Change Proposed</b>

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Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><b><i>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.</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<b><u>Allihies</u></b>			
BT 03.13.01	<p>Include additional text in DB-01(b):</p> <p><i>'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></i></p> <p><b><i>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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	96		<b>No Change Proposed</b>
BT 03.13.02	<p>Include additional text in DB-01(d):</p> <p><i>'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 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></i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	96		<b>No Change Proposed</b>
BT 03.13.03	<p>Insert additional text following objective DB-01(e):</p> <p><b><i>'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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	96		<b>No Change Proposed</b>

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Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
BT 03.13.04	<p>Delete paragraph DB-01 (I) in relation to Bealbarniss Gap in Allihies</p> <p><i>It is an objective to resist development between the village development boundary and Ballydonegan Beach, or between the village development boundary and Bealbarniss Gap. Exceptions may be made where there is a demonstrated functional and site specific need for a permanently occupied residence, or for the upgrading of the capacity and image of the tourist facilities at the Ballydonegan beach in a way that complements the scenic qualities of the area.</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	96		<b>No Change Proposed</b>
	<b><u>Ardgroom</u></b>			
BT 03.14.01	<p>Extend development boundary at Ardgroom</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	101	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. Notwithstanding this the lands subject of the proposed amendment are located directly abutting the development boundary and the zoning proposed on these lands is primarily for recreational/community purposes. It is considered that the boundary extension is therefore merited.</p>
BT 03.14.03	<p>Remove undeveloped areas of SAC from within development boundary</p> <p><b>Note: This change refers to map in the Draft Plan.</b></p>	101		<b>No Change Proposed</b>
BT 03.14.04	<p>Include additional text in objective DB-01(b):</p> <p><i>'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></i></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</b></p>	99		<b>No Change Proposed</b>

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Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<p><i>in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
BT 03.14.05	<p>Include additional objective DB-01(j):</p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	100		<b>No Change Proposed</b>
BT 03.14.06	<p>Include additional text after paragraph 14.2.12:</p> <p><i>"The 'Indicative Flood Extent Map' shown as part of the zoning map for Ardgroam 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"</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	100		<b>No Change Proposed</b>
BT 03.14.07	<p>Include additional lands within development boundary at Ardgroam</p> <p>Note: This change refers to the map in the Draft Plan.</p>	101	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.</p>

Change Ref No.	Title	Draft Plan Page	Submission Received	Comment
	<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><i>'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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	108		<b>No Change Proposed</b>
	<b><u>Everies</u></b>			
BT 03.17.01	<p>Include additional text in Objective DB-01(c):</p> <p><b><i>'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.</i></b></p> <p><b><i>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.'</i></b></p> <p>Note: This change refers to the text of the Draft Plan.</p>	112		<b>No Change Proposed</b>
BT 03.17.02	<p>Include additional text in Objective DB-01(d):</p> <p><b><i>'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</i></b></p>	112		<b>No Change Proposed</b>

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	<p><i>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 Kenmare River Special Area of Conservation.'</i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>			
	<b><u>Goleen</u></b>			
BT 03.18.01	<p>Extend development boundary to the south</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	117	EPA 11/1465	<p><b>No Change Proposed</b></p> <p>The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment however are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.</p>
BT 03.18.02	<p>Insert additional text in objective DB-01(b):</p> <p><i>'In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure <b>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></i></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	115		<b>No Change Proposed</b>
BT 03.18.03	<p>Insert additional text in objective DB-01(d):</p> <p><i>'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</i></p>	115		<b>No Change Proposed</b>



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	<i>and on the Barley Cove to Ballyrisode SAC.'</i> <b>Note: This change refers to the text of the Draft Plan.</b>			
BT 03.18.04	Include additional lands within development boundary at Goleen <b>Note: This change refers to the text and map of the Draft Plan.</b>	117	EPA 11/1465	<b>No Change Proposed</b> The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
	<b><u>Kilcrohane</u></b>			
BT 03.20.01	Extend development boundary to the south <b>Note: This change refers to the map in the Draft Plan.</b>	121	EPA 11/1465	<b>No Change Proposed</b> The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
	<b><u>Adrigole</u></b>			
BT 03.21.01	Include additional lands within development boundary at Adrigole <b>Note: This change refers to the map in the Draft Plan.</b>	129	EPA 11/1465	<b>No Change Proposed</b> The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
	<b><u>Lowertown</u></b>			
BT 03.26.01	Include additional lands within Lowertown Development Boundary <b>Note: This change refers to the map in the Draft Plan.</b>	142	EPA 11/1465	<b>No Change Proposed</b> The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting

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				the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
	<b><u>Rossmackowen/Waterfall</u></b>			
BT 03.28.01	Amend map to include a second cluster around the old post office site  <b>Note: This change refers to the map in the Draft Plan.</b>	145	EPA 11/1465	<b>No Change Proposed</b>  The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
BT 03.28.02	Amend paragraph 28.1.3 to include additional text:  <i>'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'</i>  <b>Note: This change refers to the text of the Draft Plan.</b>	146	EPA 11/1465	<b>No Change Proposed</b>  The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and small scale in nature. It is considered that the boundary extension is acceptable.
	<b><u>Barleycove:</u></b>			
BT 03.32.01	Include additional text in objective X-01:  <i>'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. 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.'</i>  <b>Note: This change refers to the text of the Draft Plan.</b>	158		<b>No Change Proposed</b>

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BT 03.32.02	<p>Include additional text in objective X-02:</p> <p><i>'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></i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	158		<b>No Change Proposed</b>
BT 03.32.03	<p>Include objectives in relation to wastewater and water supply for Barleycove:</p> <p><i>'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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	65		<b>No Change Proposed</b>

## Appendix B (1)

### Supplementary Changes arising from Natura Impact Assessment

#### Proposed Amendments to the Draft Bantry Electoral Area Local Area Plan recommended by the Manager

Change Ref No.	Proposed Change	Draft Plan Page	Submission Received	Comment
	<b>Natura Impact II Changes</b>			
	<b><u>Dursey Island</u></b>			
BT.03.08.01	<p>Include additional text as follows within the GEN-01 Objective:</p> <p><i>'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 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.</i></p> <p><i>It is an objective to maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b>in a manner that is compatible with the conservation designations on and around the Island.</b></i></p> <p><i>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></i></p> <p><i><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</b></i></p>	75	AA	<b>Minor Modification</b>

Change Ref No.	Proposed Change	Draft Plan Page	Submission Received	Comment
	<p><i>on the SPA and the SAC.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<p><b><u>Long Island</u></b></p>			
BT.03.10.01	<p>Include additional text as follows within the GEN-01 Objective:</p> <p><i>"Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b><u>in a manner that is compatible with designation of the Island as a Special Area of Conservation.</u></b>"</i></p> <p><i>Encourage sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island <b>facilities in a manner that is compatible with designation of the Island as a Special Area of Conservation.</b></i></p> <p><i>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></i></p> <p><i>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.'</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	83	AA	<b>Minor Modification</b>
	<p><b><u>Ardgroom</u></b></p>			
BT 03.14.02	<p>Include new zoning objective 0-01 Open Space and text:</p> <p><i><b>'0-01 Open space, providing visual amenity and informal public recreation. Retain and promote openness, seating, <u>native trees and shrubs of local origin on lands adjoining river</u></b>'</i></p> <p>Note: This change refers to text and map in the Draft Plan.</p>	99	SEA screening and EPA 11/1465 AA	<b>Minor Modification</b> The EPA and SEA screening recommend that this amendment be omitted. The lands subject of the proposed amendment are located directly abutting the development boundary and the zoning proposed on these lands is primarily for recreational/community

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Change Ref No.	Proposed Change	Draft Plan Page	Submission Received	Comment
				<p>purposes. It is considered that the boundary extension is therefore merited.</p> <p>The Appropriate Assessment of the proposed amendment requests additional wording to included</p>

## Appendix C – List of Proposed Amendments Not Recommended by Manager

Change No.	Text of Change	Draft Plan Page No.	Submission Received	Comments
	<b>Section One: Introduction</b>			
BT 01.01.09	<p>Include the following lands as GB1-2 near Castletownbere (adjoining Dunboy/Puxley Castle):</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	15	EPA 11/1465	<p><b>Managers Recommendation:</b></p> <p>To exclude this proposed amendment BT01.01.09 including proposed map change.</p> <p>See Section 2.3 page 9 for details.</p>
BT 01.01.11	<p>Extend existing GB1-2 near Castletownbere (Derryminihan)</p> <p><b>Note: This change refers to the map in the Draft Plan.</b></p>	15	EPA 11/1465	<p><b>Managers Recommendation:</b></p> <p>To exclude this proposed amendment BT01.01.10 including proposed map change.</p> <p>See Section 2.4 page 10 for details.</p>
BT 01.01.12	<p>Include the following lands and text as GB1-2 at Colla Pier, Schull</p> <p><b><u>‘This area is located adjacent to Roaringwater Bay and Islands Special Area of Conservation. Development proposals here 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 only they will not have a significant negative impact on the SAC. A buffer zone may be required between any development proposed for this area and the Special Area of Conservation’</u></b></p> <p><b>Note: This change refers to the text and map in the Draft Plan.</b></p>	16	AA EPA 11/1465	<p><b>Managers Recommendation:</b></p> <p>To exclude this proposed amendment BT01.01.09 including proposed map change.</p> <p>See Section 2.5 page 11 for details.</p>
	<b><u>Bantry</u></b>			
BT 03.01.01	<p>Amend paragraphs and objectives in relation to Retailing:</p> <p><b>Note:</b> For text of the proposed amendment and</p>	27-30	NRA/11/1462 11/1455 11/1320	<p><b>Managers Recommendation:</b></p> <p>Make the Plan EXCLUDING Proposed Amendment BT03.01.01, BT03.01.01a,</p>

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Change No.	Text of Change	Draft Plan Page No.	Submission Received	Comments
	<p>maps BT03.01.01(a) &amp; BT03.01.01(b) for Bantry Retail see Appendix E which follows this section.</p> <p><b>Note: This change refers to the text and map of the Draft Plan.</b></p>		<p>11/1332 11/1327 11/1451</p>	<p><b>BT03.01.01b-Appendix A. “Proposed Amendment to the Draft Plan April 2011” and proposed map changes.</b></p> <p><b>See Section 2.3 pages 5-9.</b></p>



## Appendix E – Proposed Retail Amendment for Bantry

Delete text in paragraph 1.2.14 (Retail):

~~By an Bord Pleanála while a number of larger scale edge of town developments have been refused at the appeal stage.~~

Delete paragraph 1.2.15 (Retail)

~~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 sites.~~

Delete paragraph 1.2.16 (Retail)

~~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 1,125sqm 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.~~

Delete paragraph 1.2.17 (Retail)

~~In relation to the type of retailing the inspectors report indicated that he had no doubt 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 a number of vacant or underused properties visible within the current town centre and that there was no evidence that there was a shortfall of retail space for comparison items the opinion of the inspector was that the demand for comparison will not grow significantly in the near future due to economic circumstances.~~

and replace with:

**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. It is noted that there are a number of vacant or underused properties visible within the current town centre.**

Delete paragraph 1.2.18 (Retail):

~~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.~~

Delete text in paragraph 1.3.11 (Retail):

~~As noted earlier, it is clear that Bantry town has a significant convenience floorspace shortfall which has lead 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.~~

Delete and insert new text in paragraph 1.3.12 (Retail):

Through the granting of planning permission the council has demonstrated its commitment to expanding retail within the town but recent decisions by ~~An Bord Pleanála~~ 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 concerns expressed by An Bord Pleanála~~ **lessons learned in recent decisions** regarding the possible impact of retail development at edge of the town on the future viability of its centre.

Include additional text in paragraph 1.3.13 (Retail):

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 **new small to medium sized** convenience and comparison retailing. A number of submissions to the plan have confirmed that there is genuine interest in town centre sites.

Include additional text in paragraph 1.3.15 (Retail):

The rationale in the expansion of the town centre zoning is that it includes a choice of brownfield sites with the potential to accommodate **new** 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.

Delete and insert new text in paragraph 1.3.16 (Retail):

However there is also a clear requirement within the town for at least one medium to large **size-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. ~~It is clear that such a medium to large scale convenience retail outlet could not be easily accommodated within the expanded town centre.~~ 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 Wolfe 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.

Include new paragraph 1.3.17 (Retail):

**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 cannot 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. These are a number of out of centre sites which could realistically facilitate such retail development. These sites include the Wolfe Tone Park and adjoining lands to the east. The Wolfe Tone Park site and the adjoining site have been the subject of previous planning applications for retail development. Special Policy Area Objectives ‘X-03’ and ‘X-04’ have been applied to these lands.**

Delete objective DB-04:

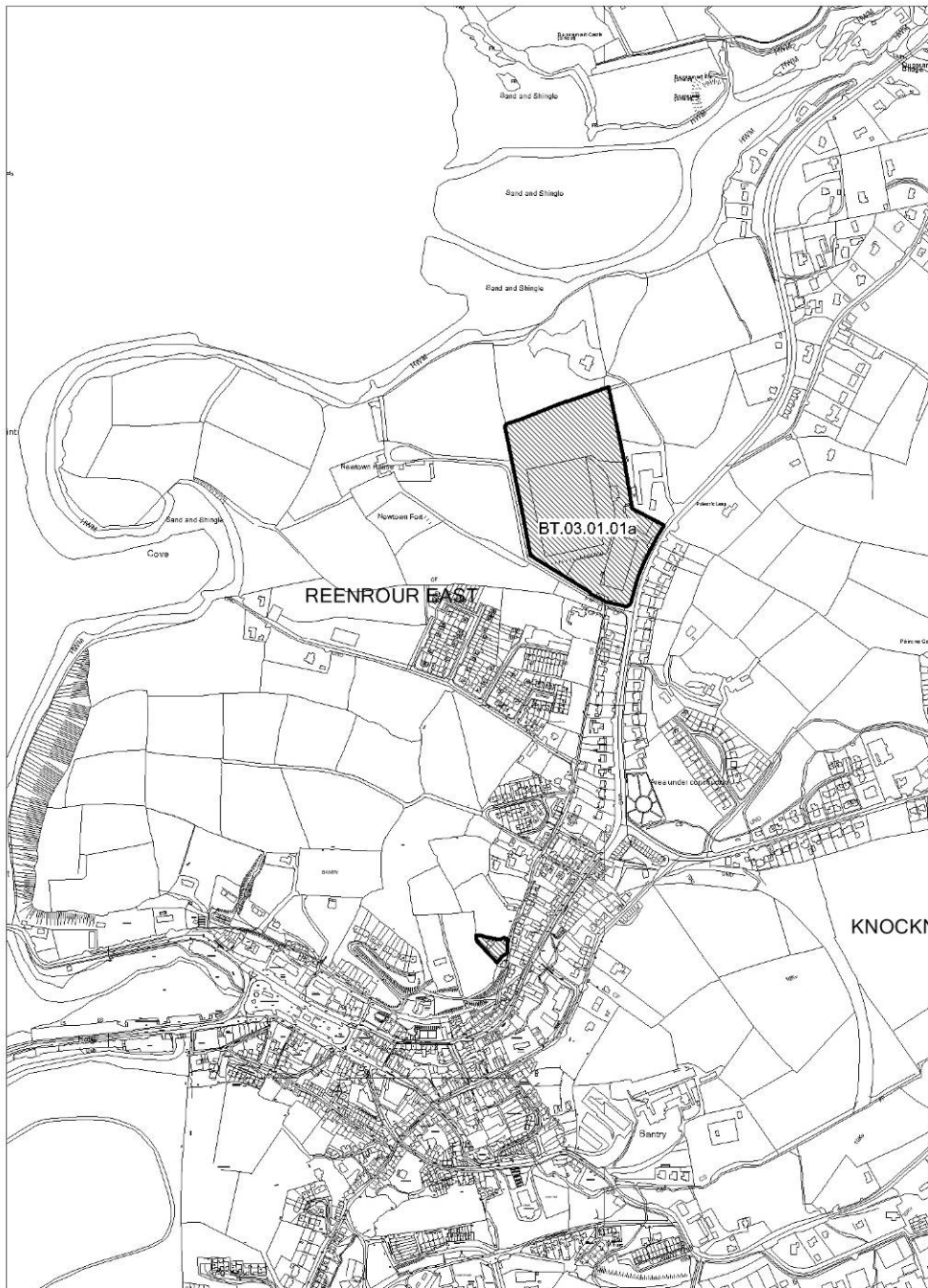
DB-04	<p><del>It is an objective to support and promote the town centre as the primary location for the expansion of retail development in town of Bantry.</del></p> <p><del>Consideration will be given to edge of town sites for medium to large scale convenience retail development where no suitable alternative town centre sites are shown to be available.</del></p>
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Include new objectives X-03 & X-04 (Retail):

X-03	<p><b>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. Having regard to the significant deficiencies in the town and the difficulties in accommodating in particular major convenience retailing within the historic core, the Council have identified Wolfe Tone Park as a suitable location catering for these deficiencies. These lands have been zoned with the specific objective of accommodating a major retail convenience store and other retail and business uses subject to County Development Plan principals.</b></p>
X-04	<p><b>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. Having regard to the significant deficiencies in the town and the difficulties in accommodating in particular major convenience retailing within the historic core, the Council have identified lands adjacent to ROWA at Newtown as a suitable location catering for these deficiencies. These lands have been zoned with the specific objective of accommodating a major retail convenience store and other retail and business uses subject to County Development Plan principals.</b></p>

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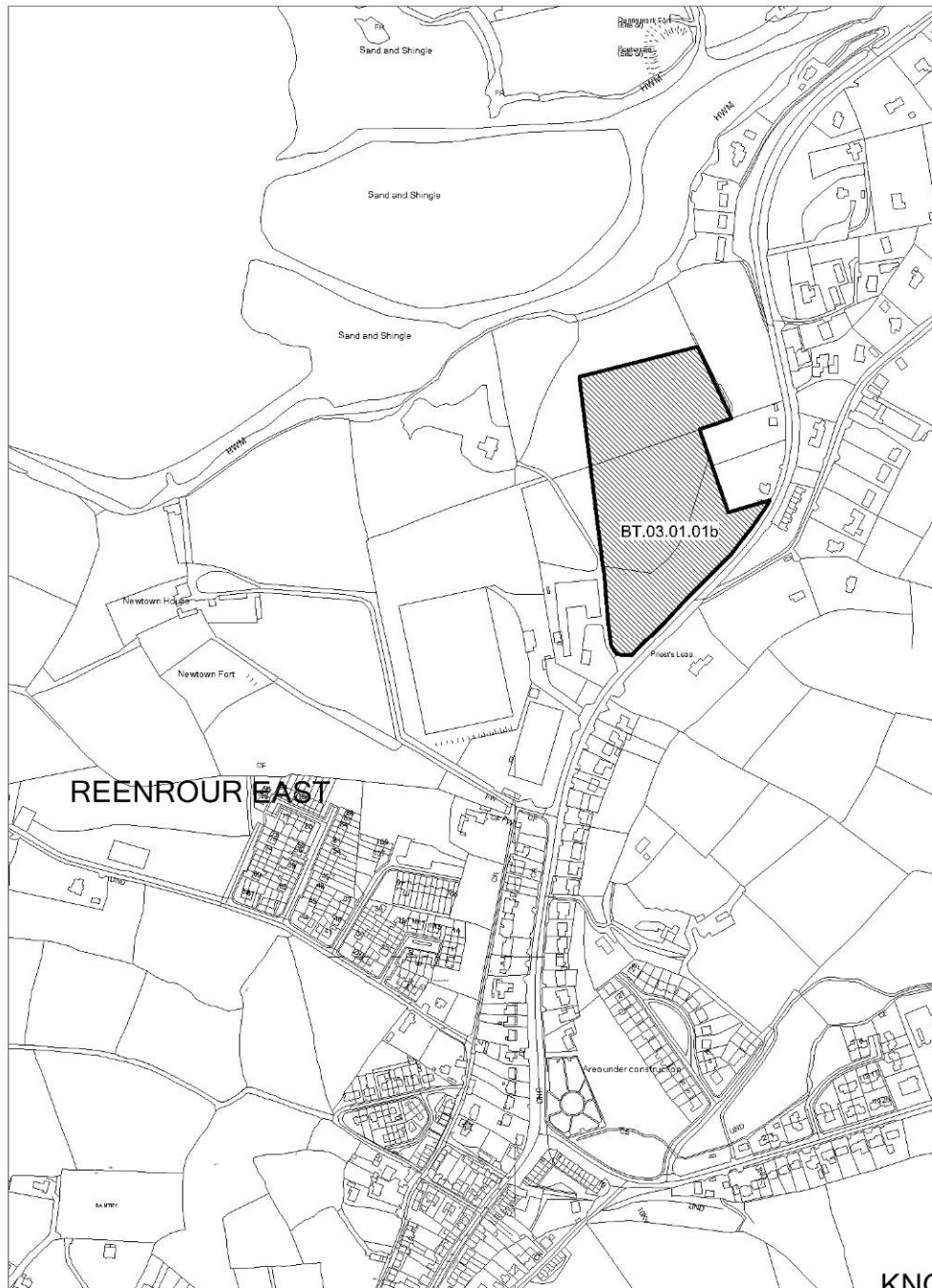
**Bantry**



**Amendment Ref.BT.03.01.01a**

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

**Bantry**



**Amendment Ref.BT.03.01.01b**

## Appendix F – Additional Maps relating to Proposed Amendments

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

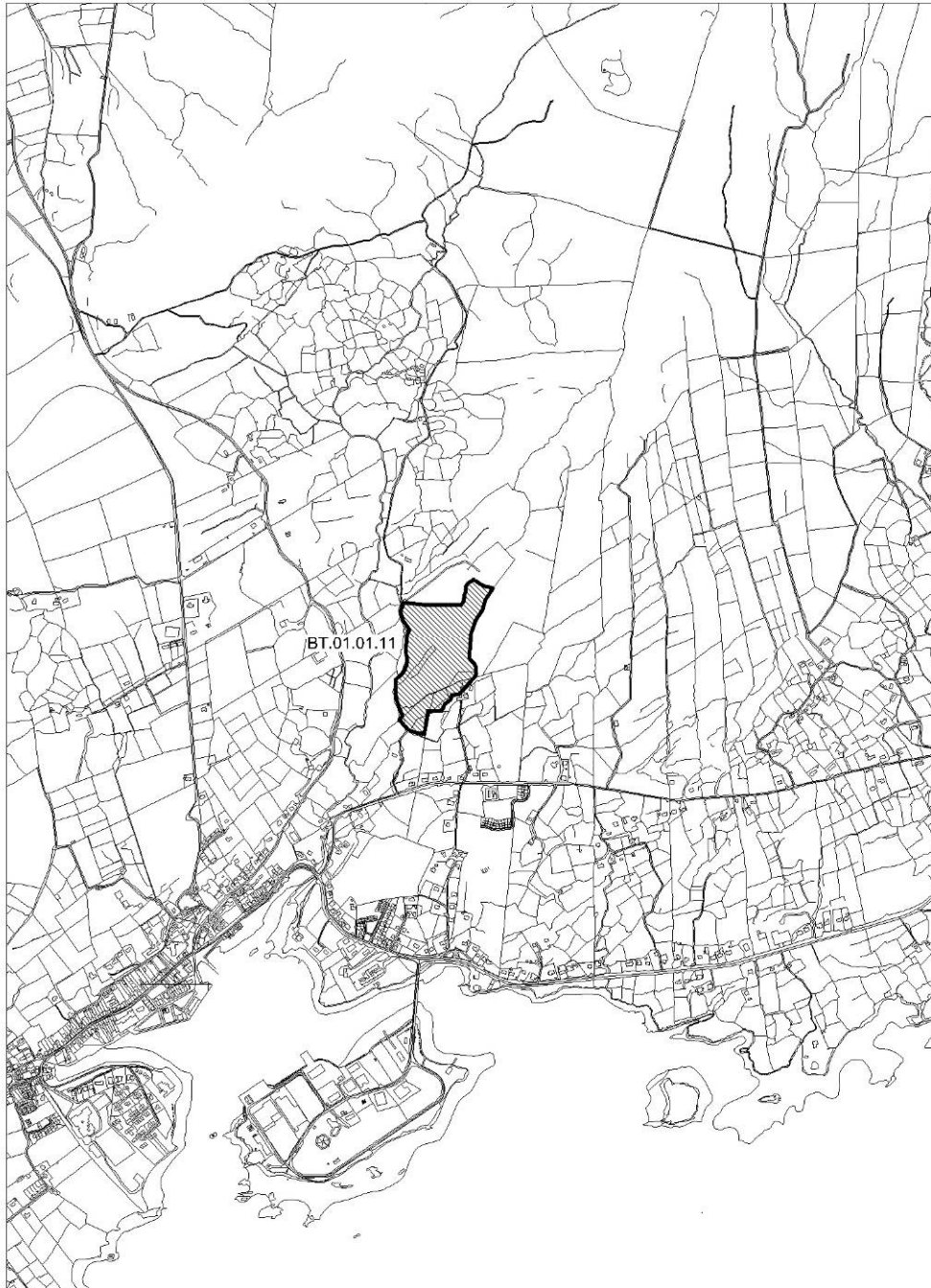
**Castletownbere**



**Amendment Ref.BT.01.01.09**

**Bantry Electoral Area Local Area Plan  
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**Castletownbere**



**Amendment Ref.BT.01.01.11**

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

**Schull**



**Amendment Ref.BT.01.01.12**



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

**Lowertown**



**Amendment Ref. BT.02.01.01**

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

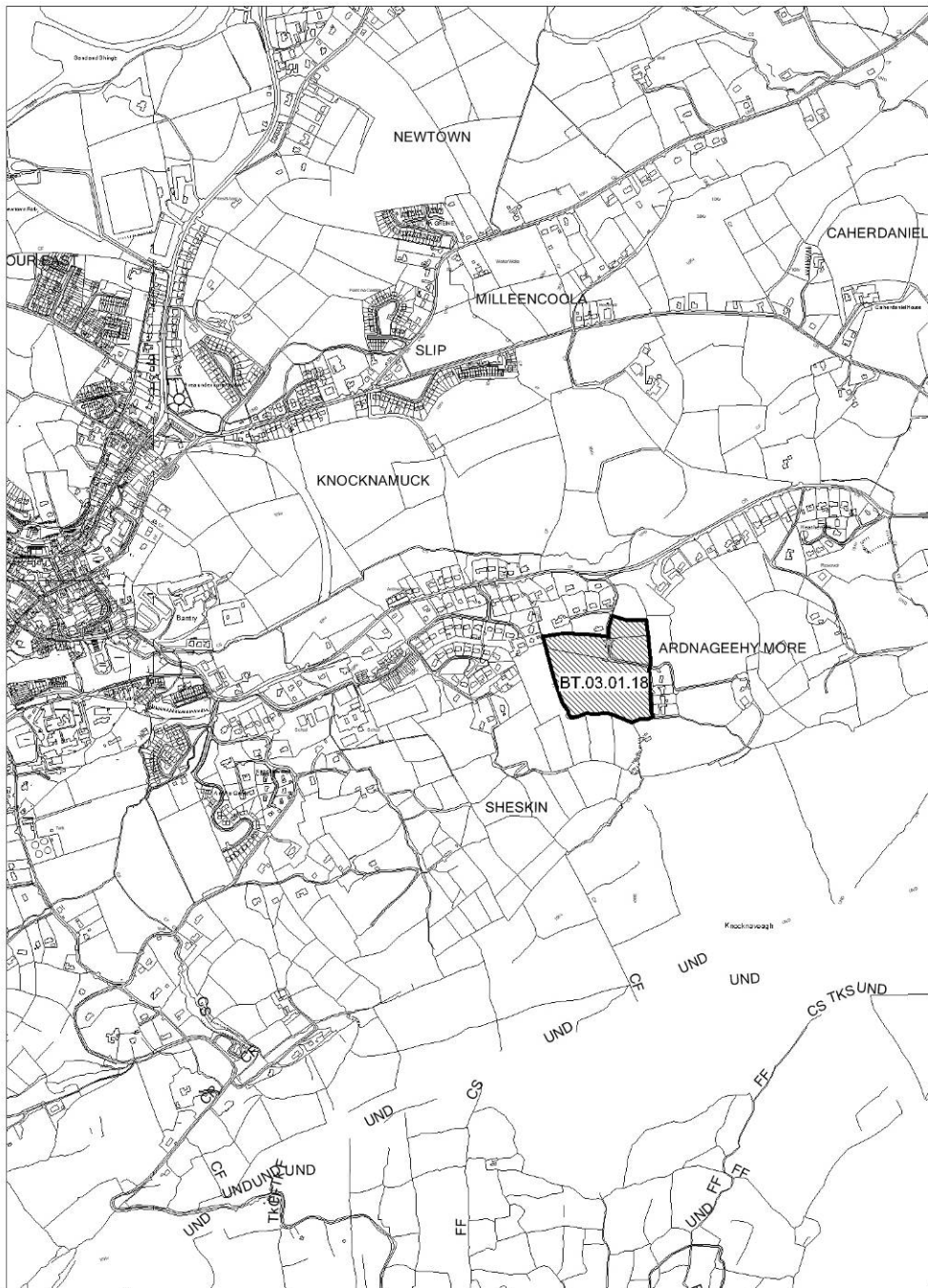
**Bantry**



**Amendment Ref. BT.03.01.11**

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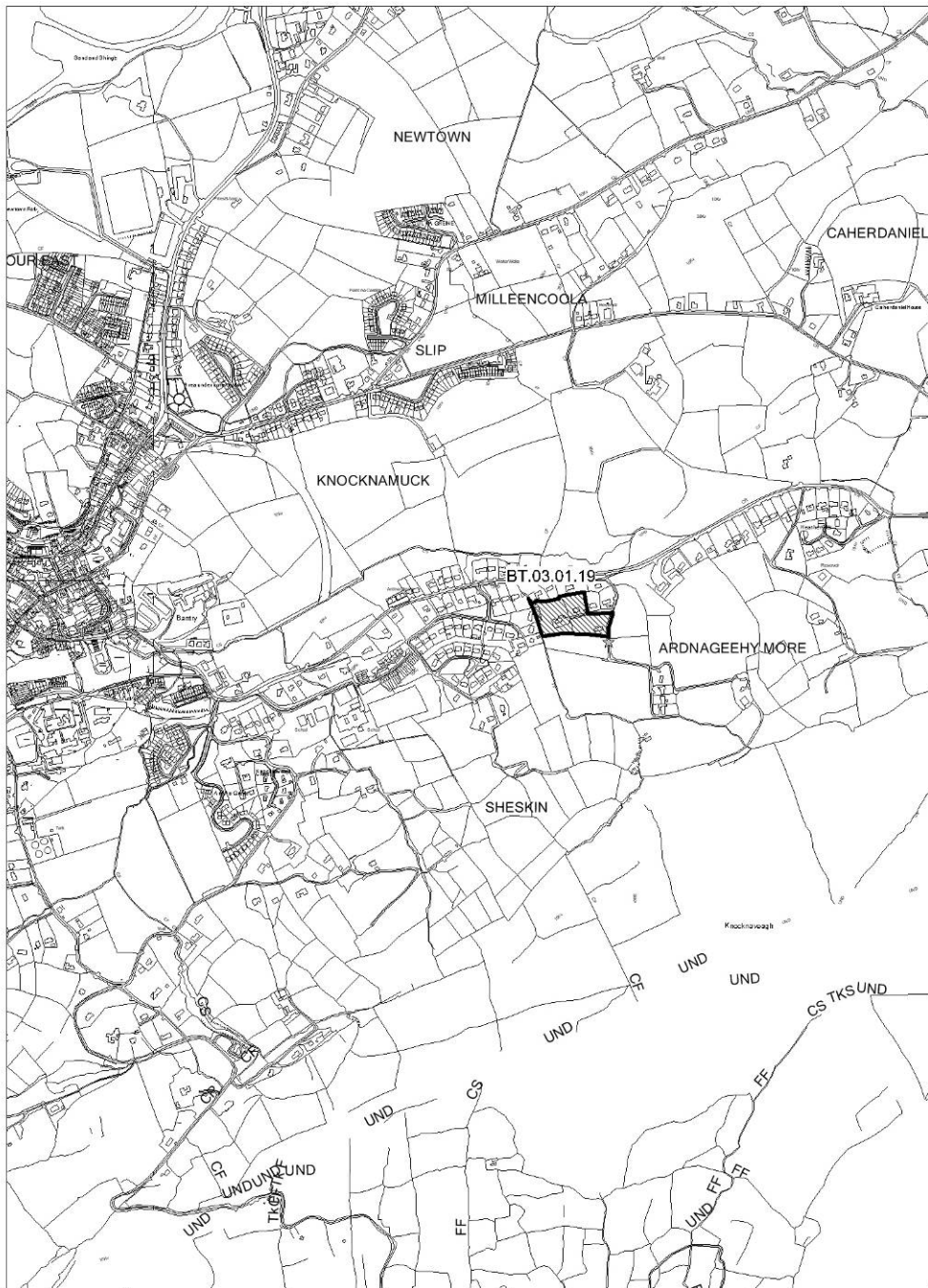
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**Amendment Ref.BT.03.01.18**

**Bantry Electoral Area Local Area Plan  
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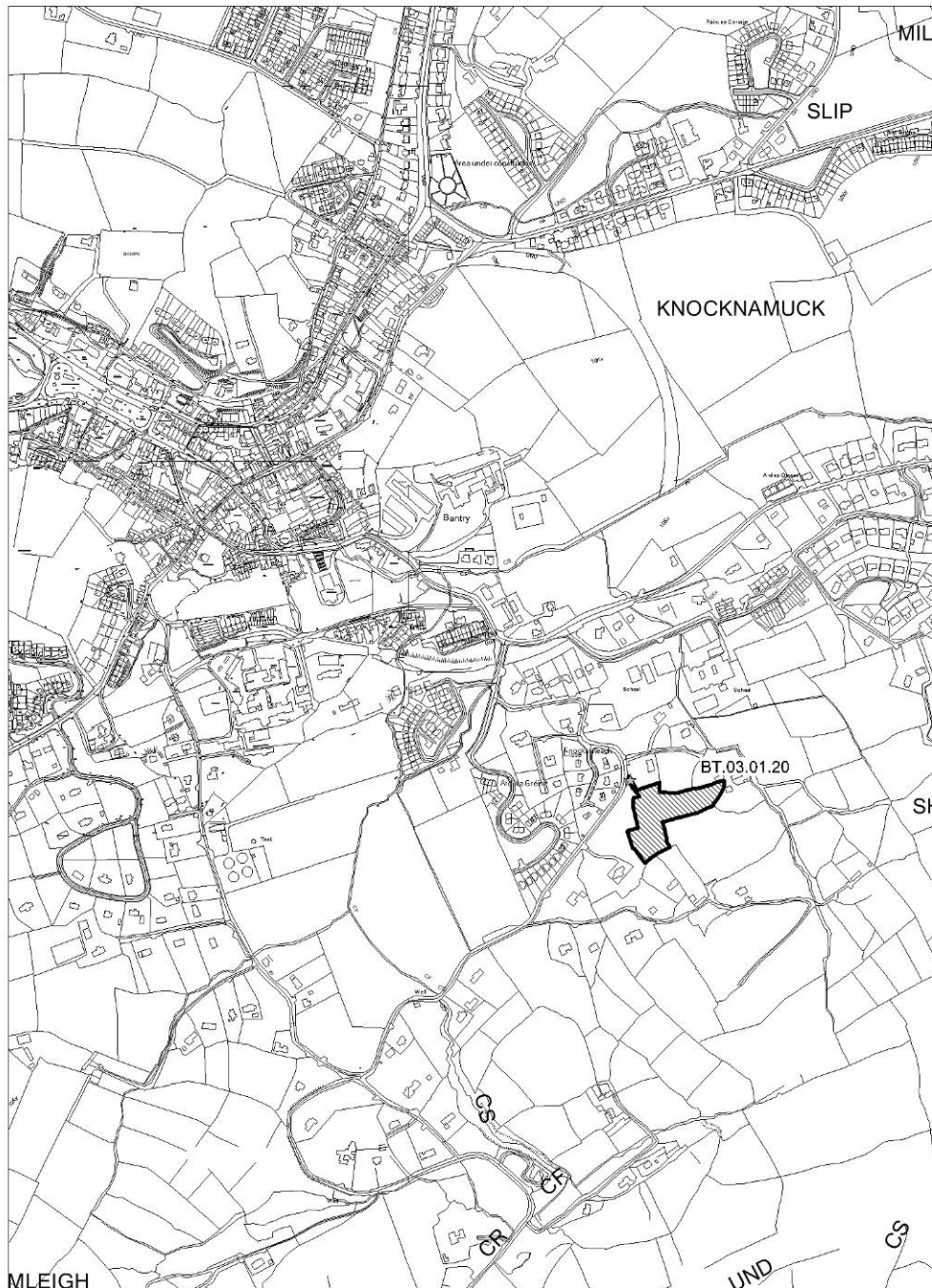
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**Amendment Ref.BT.03.01.19**

**Bantry Electoral Area Local Area Plan  
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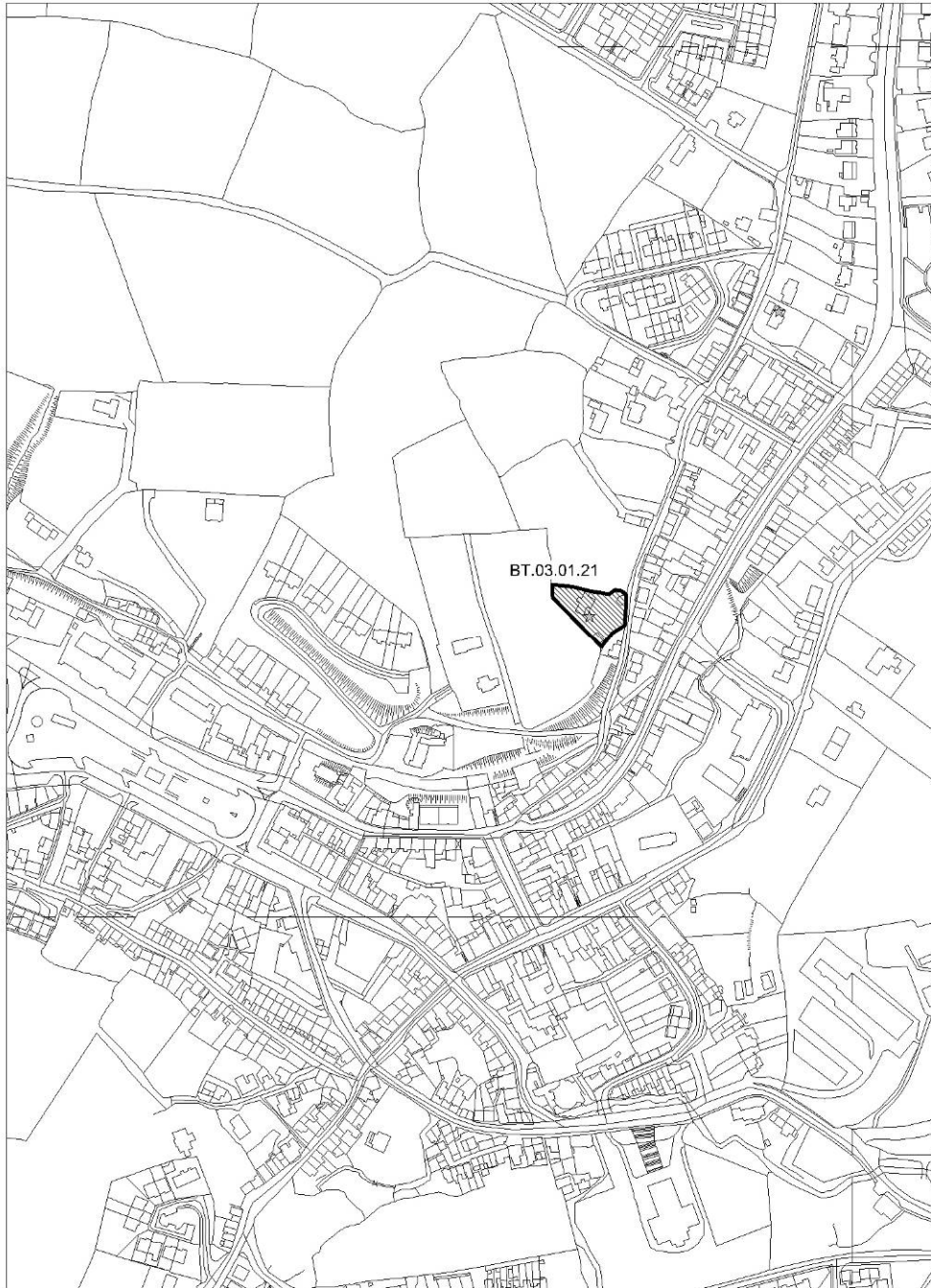
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**Amendment Ref.BT.03.01.20**

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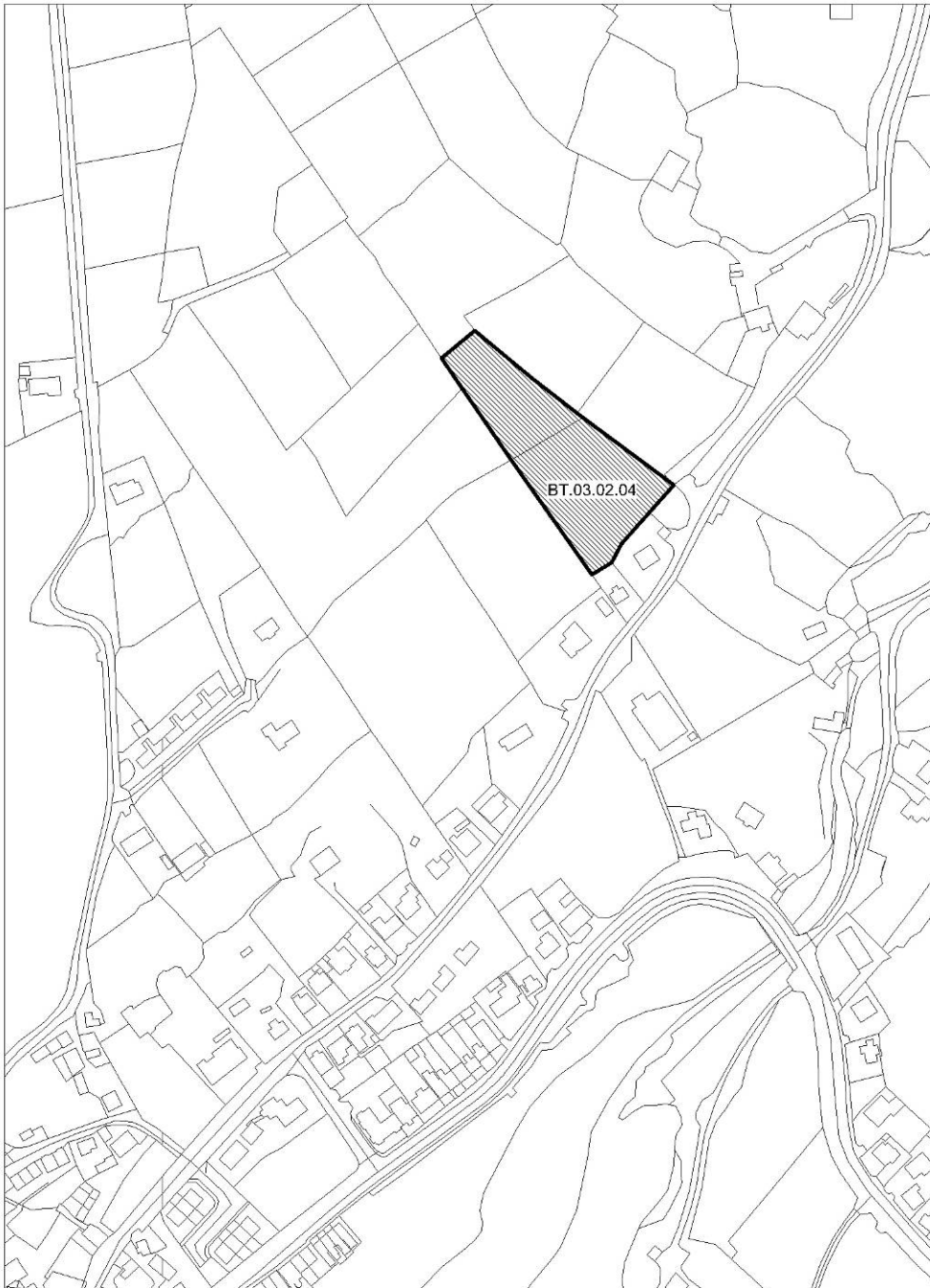
**Bantry**



**Amendment Ref.BT.03.01.21**

**Bantry Electoral Area Local Area Plan  
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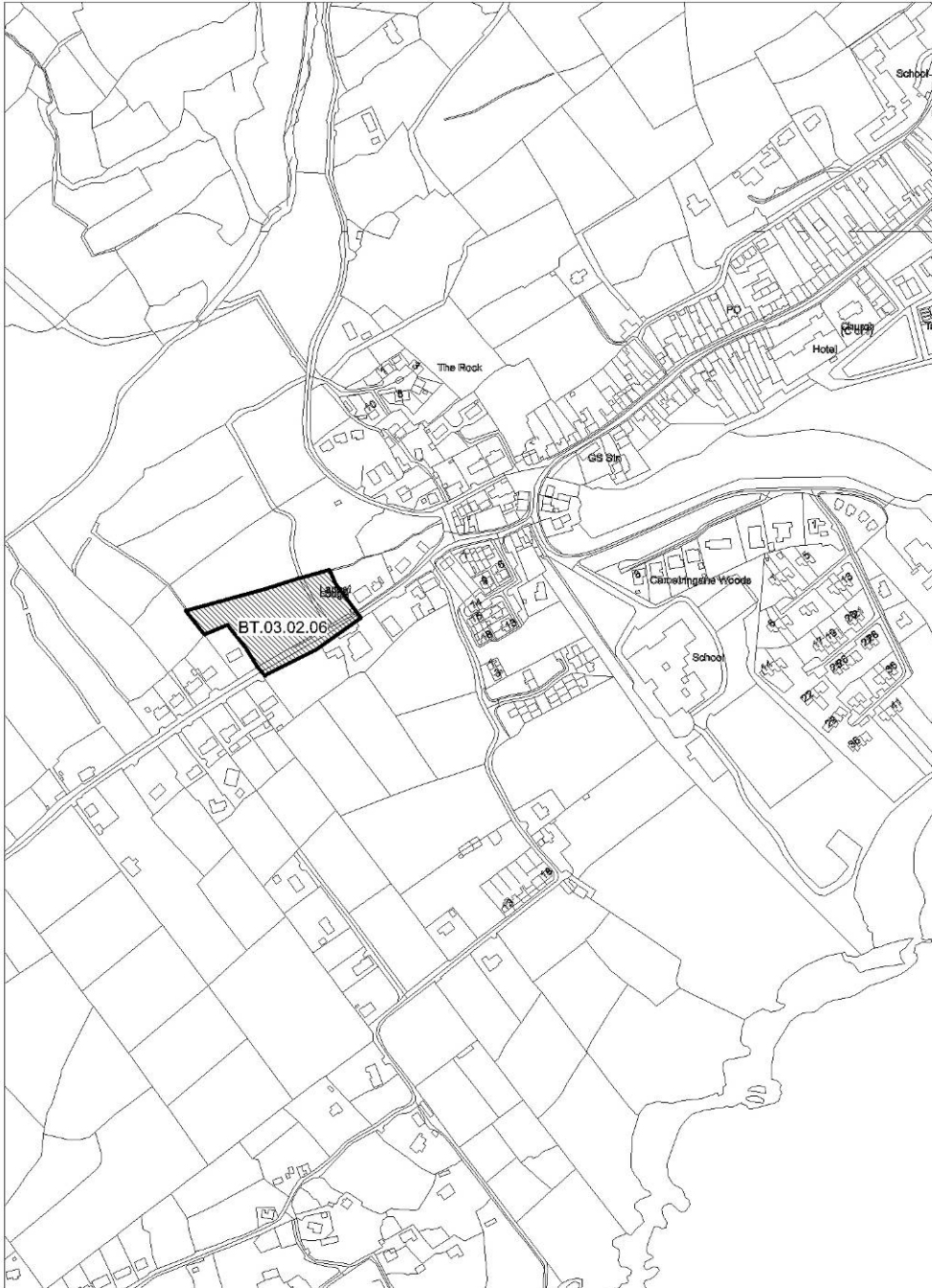
**Castletownbere**



**Amendment Ref. BT.03.02.04**

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**Castletownbere**

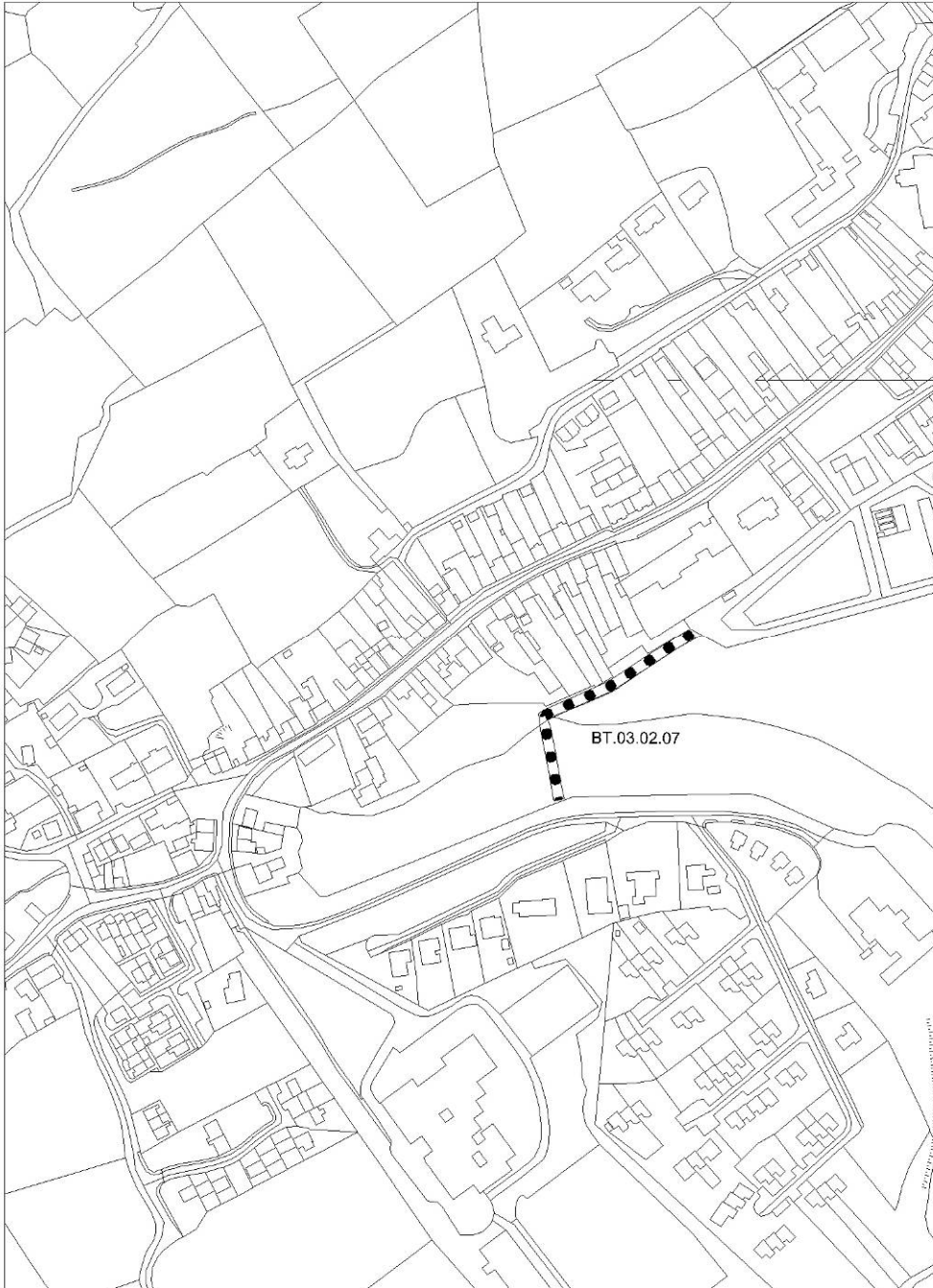


**Amendment Ref.BT.03.02.06**



**Bantry Electoral Area Local Area Plan  
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**Castletownbere**



**Amendment Ref. BT.03.02.07**

**Bantry Electoral Area Local Area Plan  
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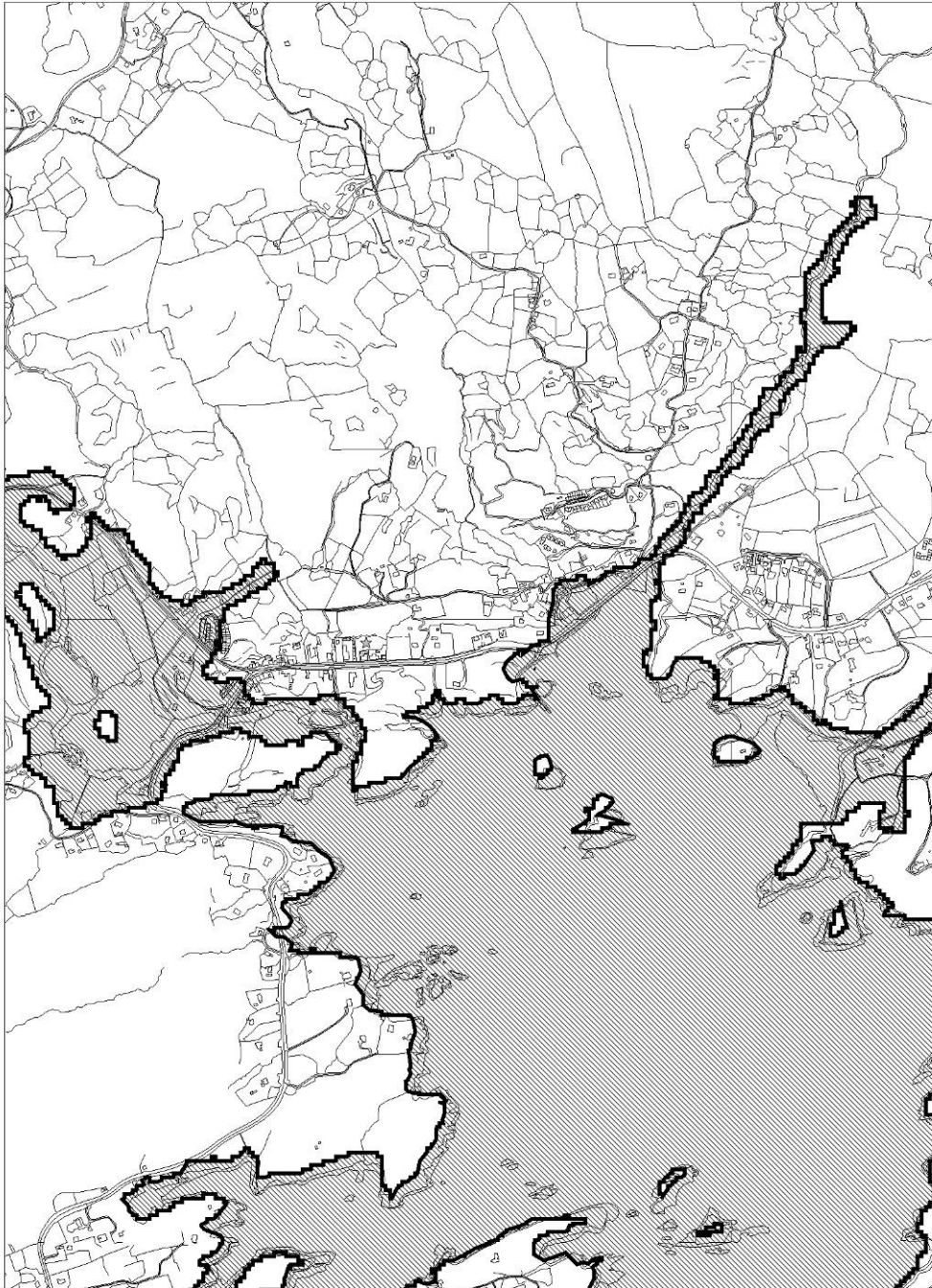
**Castletownbere**



**Amendment Ref. BT.03.02.08**

**Bantry Electoral Area Local Area Plan  
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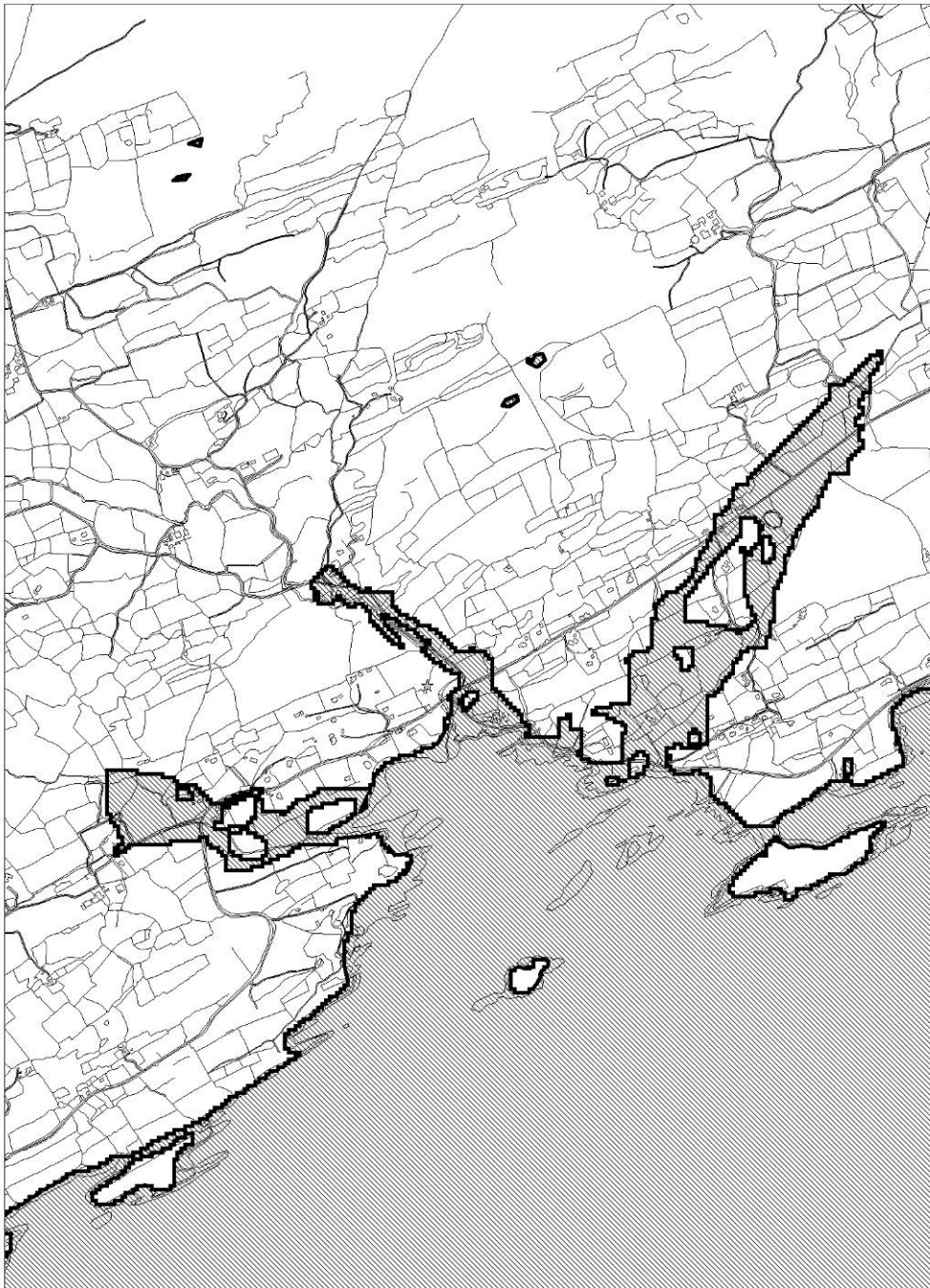
**Glengarriff**



**Amendment Ref. BT.03.06.01**

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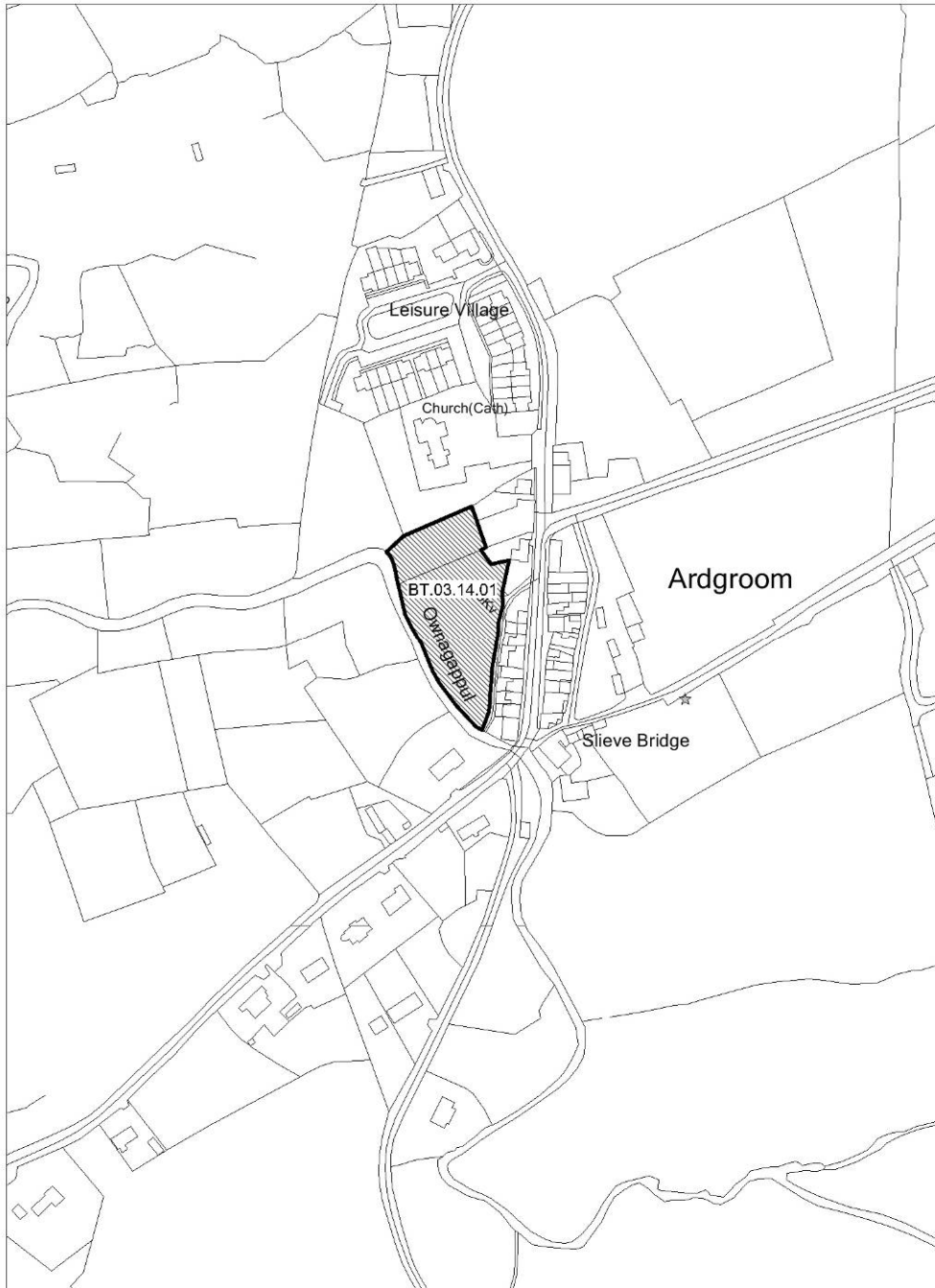
**Ahakista**



**Amendment Ref. BT.03.12.01**

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**Ardgroom**



**Amendment Ref. BT.03.14.01**

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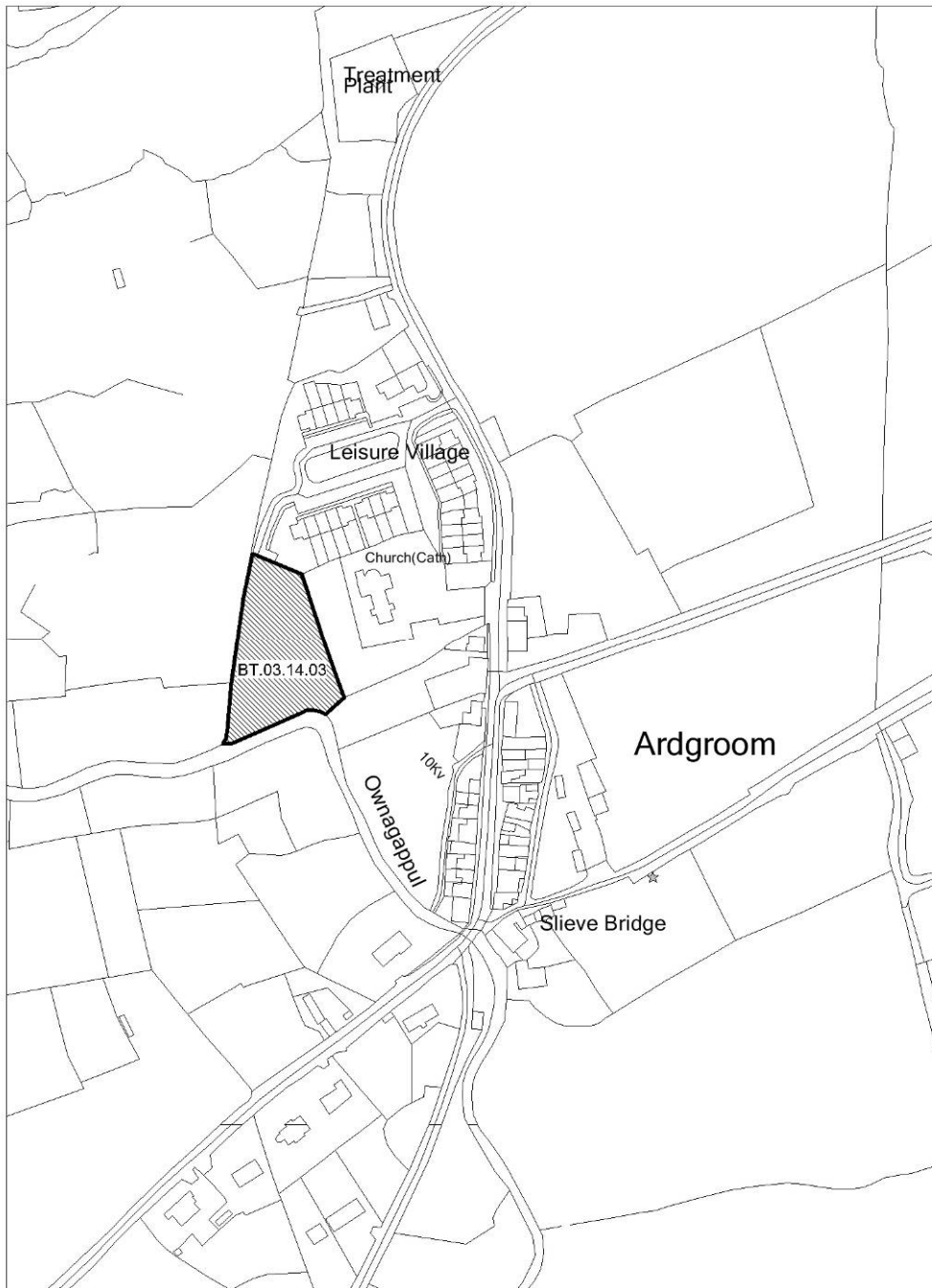
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**Amendment Ref.BT.03.14.02**

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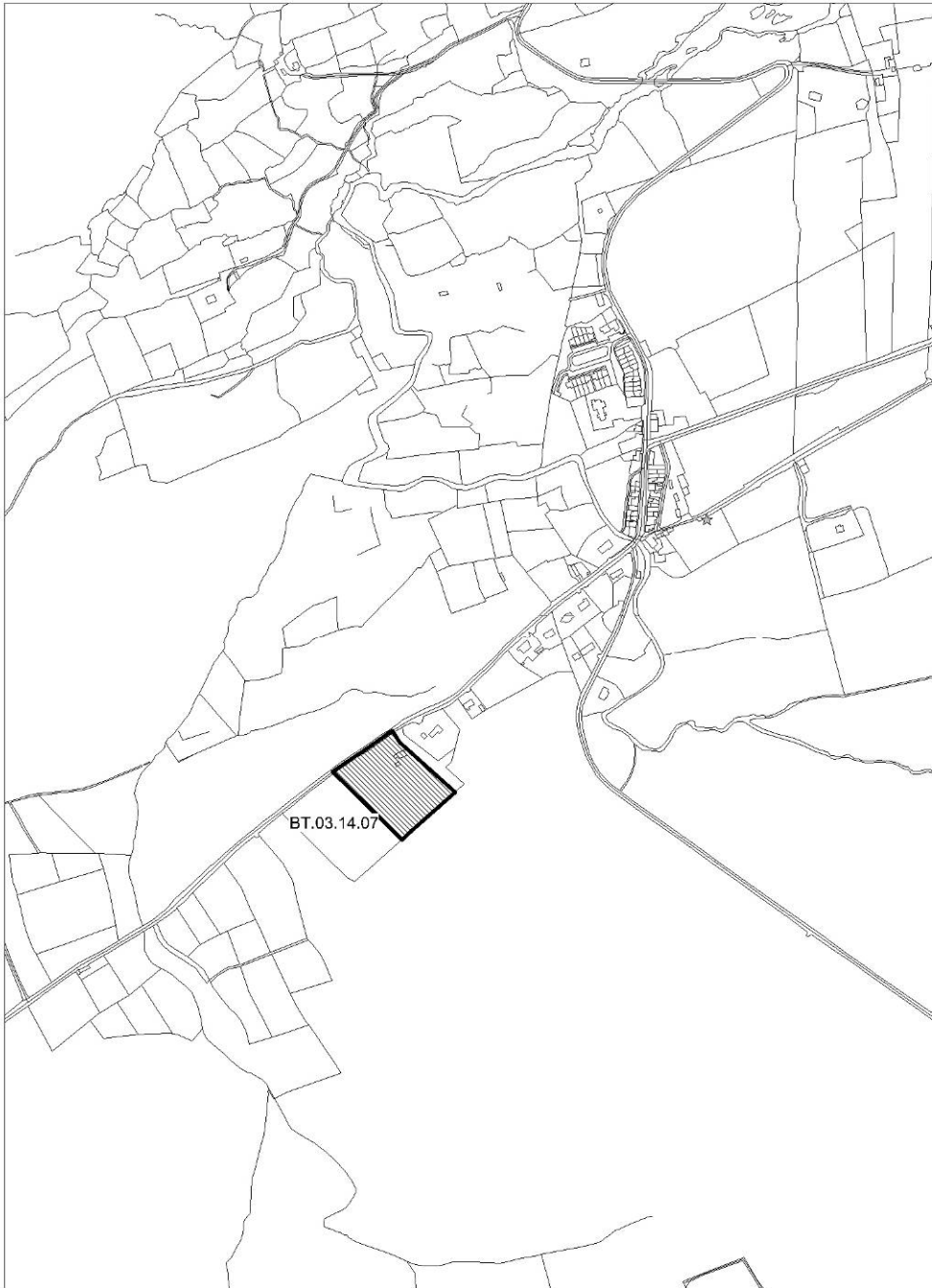
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**Amendment Ref. BT.03.14.03**

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**Ardgroom**

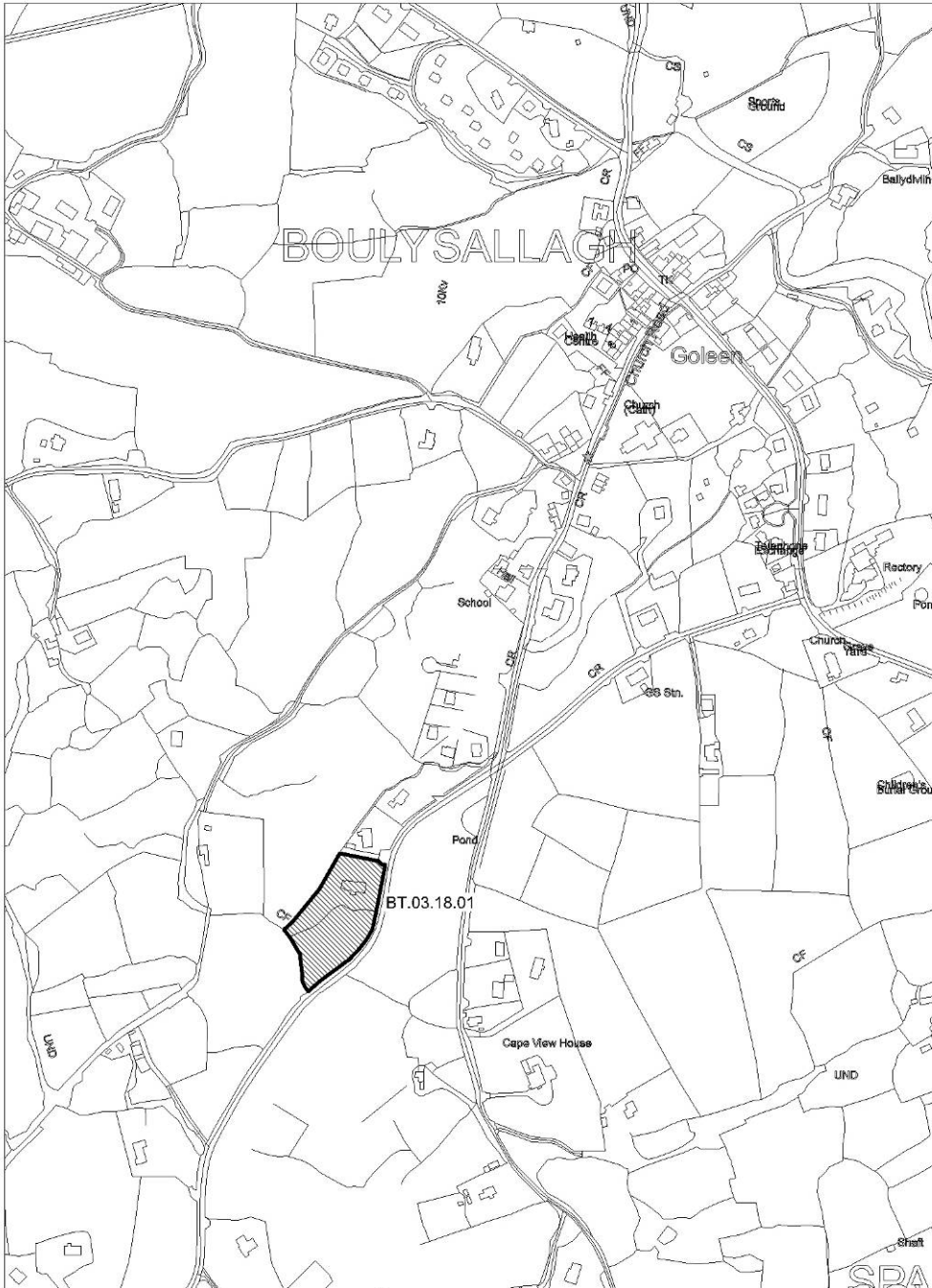


**Amendment Ref.BT.03.14.07**



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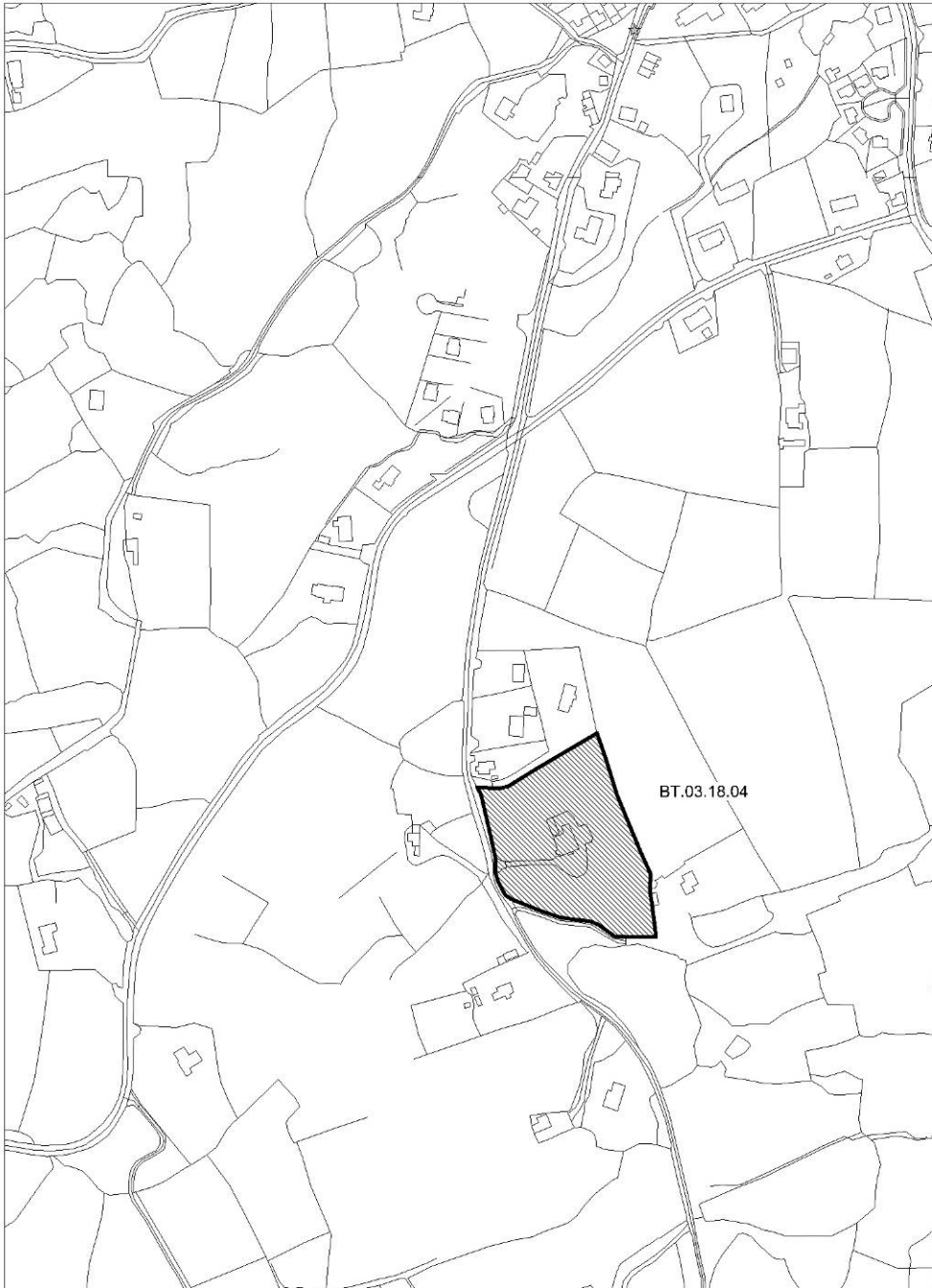
**Goleen**



**Amendment Ref.BT.03.18.01**

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

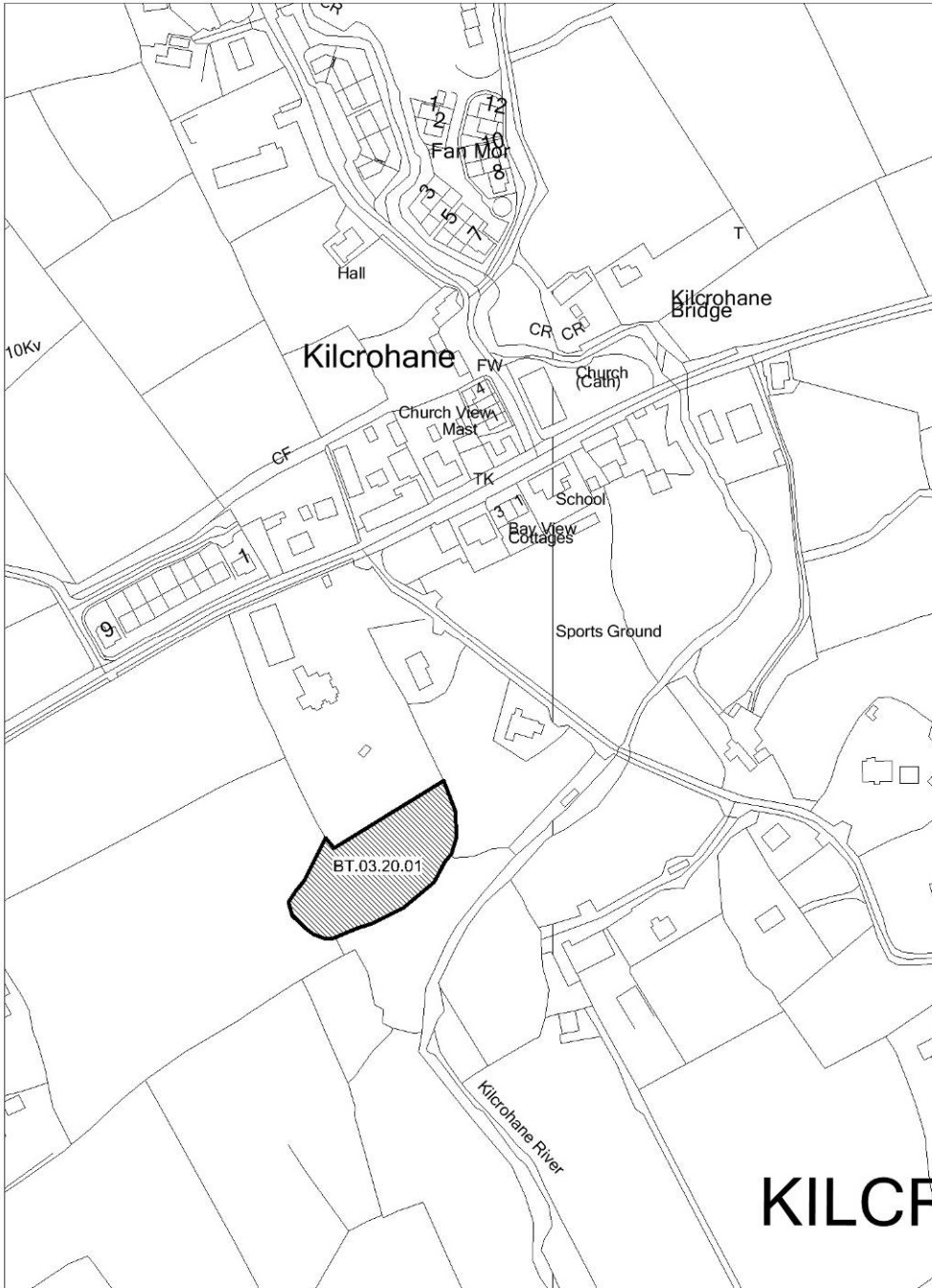
**Goleen**



**Amendment Ref.BT.03.18.04**

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**Kilcrohane**



**Amendment Ref. BT.03.20.01**

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

**Adrigole**



**Amendment Ref.BT.03.21.01**

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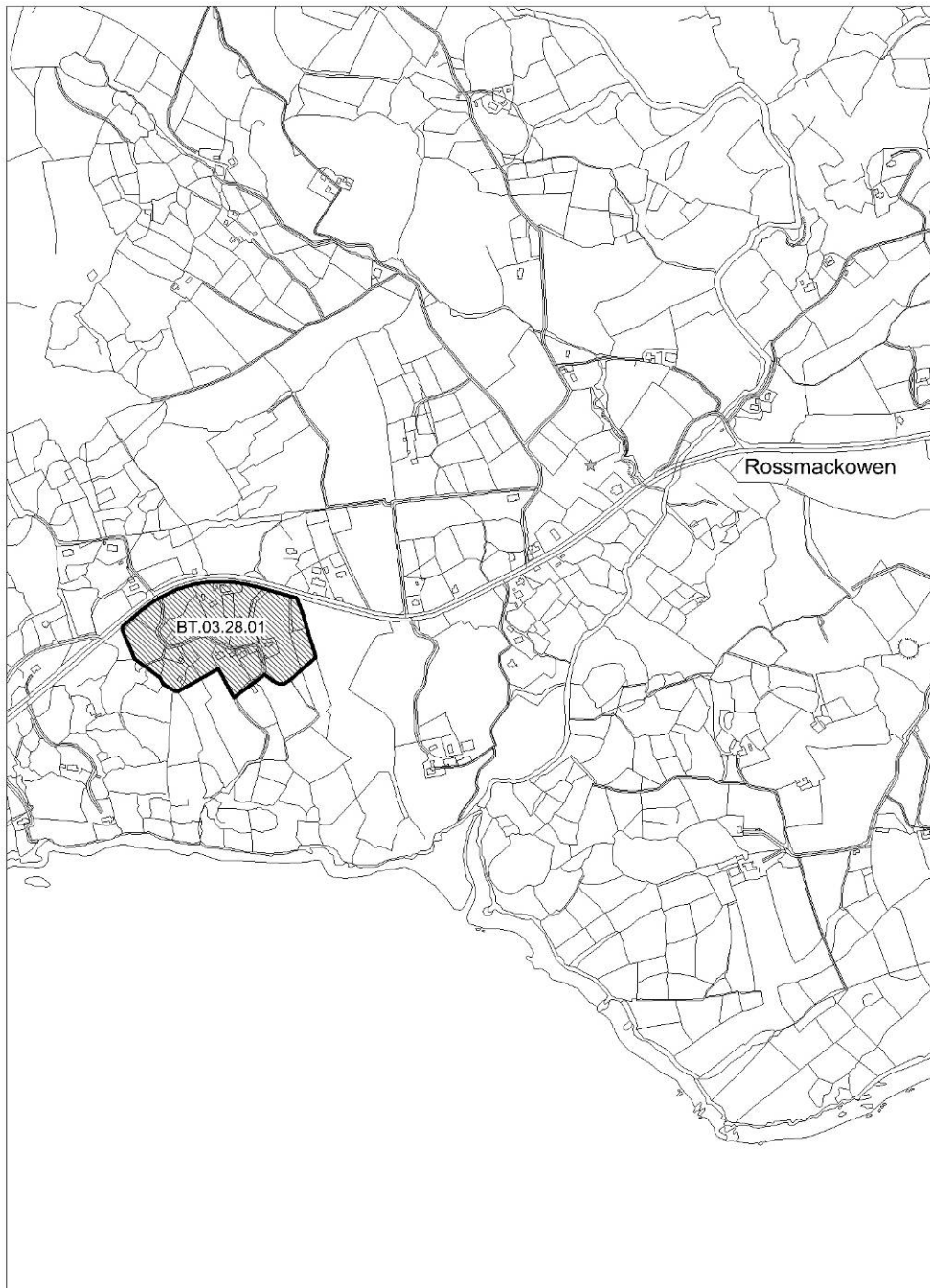
**Lowertown**



**Amendment Ref.BT.03.26.01**

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**Rossmackowen/Waterfall**



**Amendment Ref. BT.03.28.01**

## Appendix G – List of Submissions by Interested Party

Submission Number	Interested Party	Settlement
BTEALAP11/1458	Department of Arts, Heritage and Gaeltacht.	Countywide
BTEALAP11/1464	Office of Public Works	Countywide
BTEALAP11/1465	Environmental Protection Agency	Countywide
BTEALAP11/1462	National Roads Authority	Bantry
BTEALAP11/1455	Murnane O'Shea Ltd.	Bantry
BTEALAP11/1320	Paul Whelan	Bantry
BTEALAP11/1332	Bantry Business Association	Bantry
BTEALAP11/1327	Richard Coffey/Donal Hunt	Bantry
BTEALAP11/1456	Murnane O' Shea Ltd	Bantry
BTEALAP11/1458	Department of Education and Skills	Bantry
BTEALAP11/1451	David Bollins	Bantry