

Report to Members

Bantry Electoral Area Local Area Plan
Public Consultation Draft

Supplementary Managers Report.

28th March 2011

Document Verification

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Section 1 Introduction

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

- matters arising from discussions with Elected Members on the Manager's Report issued in February 2011 at the Bantry Electoral Area Committee meeting on 7th March,
- having considered the subsequent Notices of Motion submitted by Members for consideration at the Council meeting on the 30th March, and
- a number of erratta and addendum to the original Manager's Report.

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

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

Section 2 Errata and Addendum

2.1.1. This is a list of corrections and additions to the Managers Report and includes the list that was previously handed out at the Electoral Area Committee meetings.

Ref.	Errata from Original Manager's Report	Page No.
	Replace BT03.01.14 with ' BT03.01.15 '	10
	Replace BT03.03.03 with ' BT03.03.03 '	15
	Include additional text after paragraph 2.5.13 Manager's Recommendation: 'see proposed amendment BT03.03.01'	15
	Replace BT01.01.01 in table 1 with ' BT01.01.08 '	17
	Delete text in manager's opinion in relation to submission 11/639 Janice and Sean Harrington: It is considered that there are adequate lands included within the development boundary of Goleen for the level of growth targeted for the settlement over the plan period. No change proposed. And replace with: Agreed. It is considered reasonable that lands be included within the development boundary as there is an existing house on part of the site. (See proposed Amendment BT03.18.01)	40
	Delete text in manager's opinion in relation to submission 11/705 Donal O'Sullivan: Agreed. It is considered reasonable that lands be included within the development boundary as there is an existing house on part of the site. (See proposed Amendment BT03.18.01)	40

	And replace with: It is considered that there are adequate lands included within the development boundary of Goleen for the level of growth targeted for the settlement over the plan period. No change proposed.	
	Replace BT.03.14.01 with 'BT.03.14.02'	80
	Bere Island	
BT 03.07.03	<p>Include proposed amendment BT.03.07.03 which proposes to include objectives in relation to wastewater and water supply for Bere Island:</p> <p>'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.'</p> <p>'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.'</p>	59
	Durseley Island	
BT 03.08.02	<p>Include proposed amendment BT.03.08.02 which proposes to include objectives in relation to wastewater and water supply for Dursey Island:</p> <p>'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.'</p> <p>'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.'</p>	59
	Heir Island	
BT 03.09.02	<p>Include proposed amendment BT.03.09.02 which proposes to include objectives in relation to wastewater and water supply for Heir Island:</p> <p>'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.'</p>	60

	‘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.’	
	Long Island	
BT 03.10.02	<p>Include proposed amendment BT.03.10.02 which proposes to include objectives in relation to wastewater and water supply for Long Island:</p> <p>‘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.’</p> <p>‘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.’</p>	60
	Whiddy Island	
BT 03.11.01	<p>Include proposed amendment BT.03.11.01 which proposes to include objectives in relation to wastewater and water supply for Whiddy Island:</p> <p>‘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.’</p> <p>‘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.’</p>	61
	Barleycove	
BT 03.32.03	<p>Include proposed amendment BT.03.32.03 which proposes to include objectives in relation to wastewater and water supply for Barleycove:</p> <p>‘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.’</p>	65

Section 3 Supplementary Managers Recommendations

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

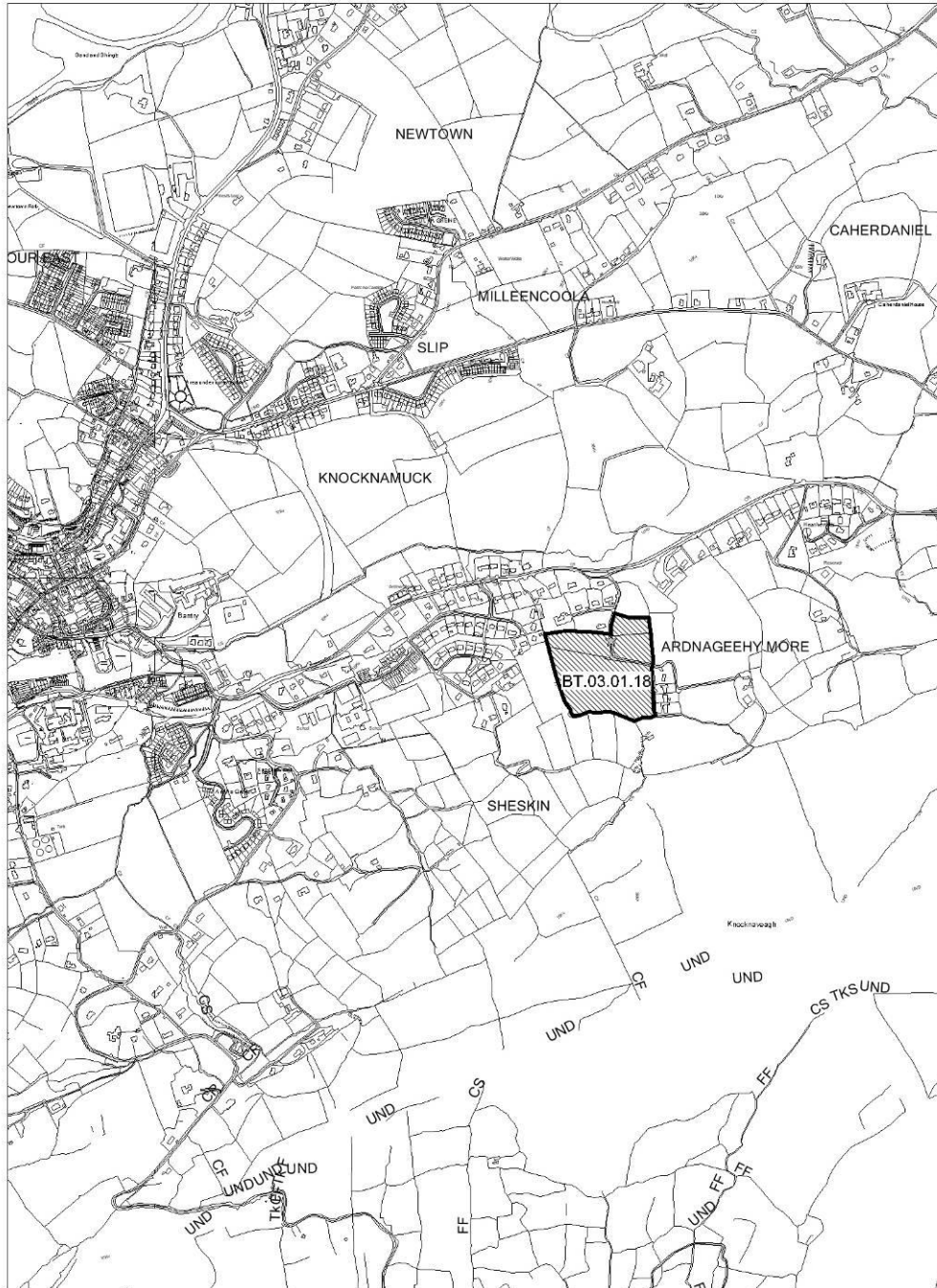
Ref.	Draft Change Title	Page No.
	Section Three: Settlements and Other Locations	
	Bantry	
BT 03.01.07	<p>Include additional text in objective B-03:</p> <p><i>'Business Development (Dunbittern). Retail warehousing and petrol filling station will be considered. B-03 lands zoned shall have a single road access and development proposals make provision for a full traffic and transportation and road safety audit.'</i></p>	
BT 03.01.15	<p>Include additional text in objective X-02:</p> <p><i>'Support the redevelopment of the Inner Harbour for recreational, amenity, residential, retail, office, tourist and marina related uses. In general residential, retail and office uses should be located on the southern quay. 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>	
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><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></p> <p>Note: This change affects text and map</p>	
BT 03.01.19	<p>Extend development boundary as a consequential change resulting from proposed amendment BT 03.01.18</p> <p>Note: This change affects map only</p>	

BT 03.01.20	Include additional lands within Bantry Development Boundary Note: Map Change Only	35
Ballydehob		
BT 03.04.01	Revise text as proposed in amendment: <i>'Currently only preliminary treatment (septic tank) of wastewater exists within the village it is likely that this will present issues with the presence of a shellfish designation in the bay.'</i> and replace with the following: <i>'Currently only preliminary treatment (septic tank) of wastewater exists within the village. This issue will need to be addressed to take account of the presence of a shellfish designation in the bay'</i>	
Lowertown		
BT 03.26.01	Include additional lands within Lowertown Development Boundary Note: Map Change Only	142

Section 4 Additional Proposed Map Changes for Bantry EA

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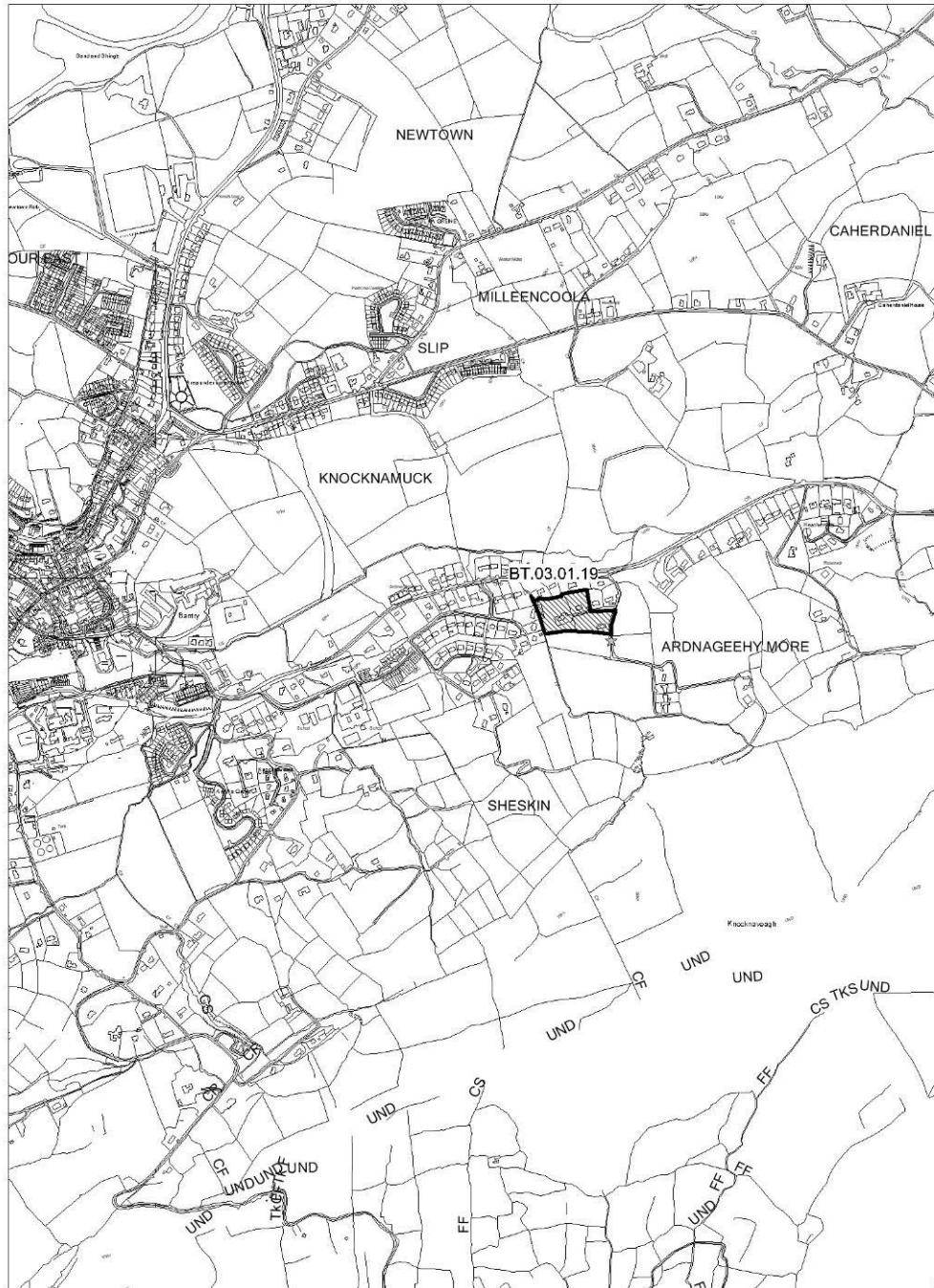
Bantry



Managers Recommended Amendment Ref.BT.03.01.18

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Managers Recommended Amendment Ref.BT.03.01.19

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Managers Recommended Amendment Ref.BT.03.01.20

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Lowertown



Managers Recommended Amendment Ref.BT.03.26.01