

Report to Members

Blarney Electoral Area Local Area Plan
Public Consultation Draft

Managers Opinion on the Issues Raised by
Submissions & Recommended
Amendments.

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

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the proposed amendments to the plan following consideration of the issues raised in the submissions and other pertinent issues. Appendix C of the report includes a List of Submissions by Interested Party. Appendix D of the report identifies any proposed mapping changes.

Section 1 Introduction

1.1 Where we are in the process

1.1.1. The Blarney Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report prepared under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 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.

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

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

1.2 Submissions

1.2.1. There were a total of 91 submissions received during the public consultation period on the Draft Blarney Electoral Area Local Area Plan. Of these 91, there were 4 duplicates, leaving a net total of 87 valid submissions. 13 submissions focussed on general issues facing the wider County and the Electoral Area as a whole, with a further 74 site specific submissions.

1.2.2. The majority of the submissions received (44) related to issues in the 5 main towns within the Electoral area. 9 submissions related to issues in the key villages, 6 submissions related to the villages, 9 submissions related to issues in the village nuclei, with 2 submissions received in relation to the "other Locations". A number of submissions received (8) related to the rezoning of land within the Metropolitan Greenbelt.

1.2.3. A total of 10 submissions were received that were directly related to flooding and the extent of the flood maps.

1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Report has been prepared. The recommendations from this report are included in appendix b of this report and it is the Recommendation of the Manager that they be included in the amendment

1.4 How to use this report

1.4.1. This report is sets out to fulfil a number of functions. Firstly and overall, its purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period. Section 2 sets out the Manager's view of the principle issues raised and includes the Manager's recommendations for amendments to the draft plan.

1.4.2. Included thereafter, in Appendix A, is the full list of submissions received during the consultation process with a summary of the submission and the Manager's Opinion included. This list is laid out in alphabetical order by interested party.

1.4.3. Appendix B, sets out the list of proposed material amendments to the Draft Local Area Plan. This list is set out by settlement.

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

1.4.5. 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in the spring. These non-material changes will simply be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by an 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 23rd February 2011. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Manager (i.e. as set out in this report) unless the Elected

Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Manager's recommendation;

- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 5th April 2011.

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

- A special meeting of the Blarney Electoral Area Committee has been arranged for Tuesday 1st March 2011 at 2.00pm in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30th March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22nd March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31st March 2011 at 11 am.

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

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

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

Section 2 Principal Issues Raised

2.1 Introduction

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

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

2.2 General Issues

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

Flood Risk Management and the Local Area Plans

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

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

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

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

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

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

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

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

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

- The status of the Ministerial Guidelines issued under Section 28 of the Planning & Development Acts requires that the planning authority 'have regard' to them in the discharge of their planning functions including the making of Local Area Plans. Clearly, for the County Council to disregard or ignore the guidelines altogether would be likely to be a breach of the Act.
- Whilst at a theoretical level at least, it might be possible for the County Council to satisfy its obligation to 'have regard' to the guidelines but to take a different approach to the management of flood risks to that set out in the Guidelines, it is considered that this would need a demonstrable justification for any different approach that it chose to follow. None of the submissions received included an equivalent alternative rationale for the management of flood risks to that set out in the Ministerial Guidelines.
- With regard to the 'credibility' of the indicative flood risk maps shown in the draft plans, since their publication there have been lengthy discussions between the County Council's staff, OPW officials and the JBA Consulting. Mark Adamson, Assistant Chief Engineer and Head of Flood Relief and Risk Management Division, OPW, addressed the County Council's Development Committee on Friday 21st January 2011 and answered questions from Elected Members on this issue. Subject to the recommendations below, it is concluded that the indicative flood risk maps shown in draft Local Area Plan provide broad scale modelling using best available data and techniques that is a wholly appropriate evidence base for the spatial planning decisions to be made in the Local Area Plans and that the general approach (other than in the Cork Harbour Area where new data has been issued by Lee CFRAMS/OPW) will be to leave the maps unchanged.
- Notwithstanding the conclusion reached in the preceding paragraph, Elected Members of the County Council and several of those making submissions have suggested that, in a relatively small number of settlements across the County as a whole, there appear to be some anomalies in the flood risk mapping resulting in the

possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but, providing an appropriate policy response can be developed to address the localised uncertainty that they cause, they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions to be made in these Local Area Plans.

- In order to address these localised mapping uncertainties, rather than requiring those contemplating development to carry out a full detailed site-specific flood risk assessment, it has been agreed with OPW officials that it will be appropriate to modify the objectives of the draft plans so that a staged approach to site-specific flood risk assessment can apply. Stage 1 of such an assessment would provide for a relatively simple and inexpensive verification of the indicative flood risk map shown in the local area plan. If this demonstrates to the County Council's satisfaction that the site is unlikely to be affected by flooding, then the requirement for a detailed site-specific flood risk assessment can be set aside.
- With regard to the use of the indicative flood risk maps as a basis for making new zoning decisions in the Local Area Plans, it is considered that this approach entirely consistent with the Ministerial Guidelines.
- So far as the discontinuance of existing zonings or the reduction of development boundaries inherited from previous plans is concerned, in view of the possibility of localised uncertainty in the indicative flood risk maps, it is considered appropriate to re-instate these zonings and development boundaries where concerns over indicative flood risks were the sole reason for the discontinuance of the zoning/development boundary. Zonings re-instated in this way would be modified so that the specific objective includes a reference to the possibility of future flooding and a requirement to carry out the revised staged flood map verification/site-specific flood risk assessment.
- The modification of the plans to include a staged approach to flood map verification/site-specific flood risk assessment will help overcome concerns regarding the burden this could place on intending developers.

2.2.9. The final issue concerning the local area plans and flood risk management relates to the coastal area within Cork Harbour where revised maps have been received from OPW and it is recommended that these replace the existing maps for these areas.

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

- **Introduce additional text and objectives (primarily in section 1 of the plan) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map (see proposed amendments BY 07.01.01 to BY 01.07.05).**
- **Amend the indicative flood hazard mapping in the Draft Local Area Plan to reflect new data received fro OPW regarding coastal flooding risks in Cork Harbour (see proposed amendment By 03.04.05)**

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

2.2.10. In the review of the 2005 local area plan that resulted in the preparation of this Draft Local Area Plan, the County Council has attempted to frame its proposals for the area having regard to the Guidelines for Planning Authorities issued under section 28 of the Planning and Development Acts in

May 2009 concerning Sustainable Residential Development in Urban Areas. The approach taken in villages, following the principles set out in the Ministerial Guidelines, has been to set out a future planning framework for the village based on four key elements:

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

2.2.11. Generally, this overall approach has been welcomed by many of those who made submissions to the plan. However, in some cases, the scale of future development now envisaged for the village is now exceeded by the 'stock' of planning permissions granted under the previous plan. Some submissions raised concerns regarding the affect of the new approach in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.

2.2.12. The objectives in the Draft Local Area Plan indicating the 'number of new dwellings likely to be built in the village during the lifetime of the new plan' is intended to be significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid 'cap' on the 'stock' of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the new local area plan.

2.2.13. A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

2.2.14. However, taking account of current housing market uncertainties, it is possible that some developments, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan an additional objective is recommended for inclusion in the plan

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

- Provide a clear statement to the effect that the County Council remains committed to the implementation of existing planning permissions;

- Provide a statement indicating that the Planning & Development Acts do not make provision for local area plans to be taken into account in the assessment of applications for the extension of the appropriate period.
- Provide an additional objective and supporting text to indicate that, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where substantial works were carried out pursuant to the permission prior to the making of this plan;

2.3 Issues raised by Government Ministers, Government Bodies and other Local Authorities

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

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Communications, Energy and Natural Resources

Department of Transport

Office of Public Works (Issues addressed in Para 2.2.2 to 2.2.10 above)

Environmental Protection Agency

National Roads Authority

Bus Éireann

Cork City Council

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

Department of the Environment, Heritage and Local Government

2.3.3. The department commended the County Council on several aspects of the plan including the approach taken to flood risk management and the general approach to development in villages.

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

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

2.3.6. The submission raises a number of issues relating to archaeology and archaeological heritage.

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

Department of Education and Skills

2.3.7. In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Blarney Electoral Area. A significant number of the additional facilities required have been provided for in the Local Area Plan, with new facilities to be provided at Stoneview, Monard and Ballyvolane.

2.3.8. The submission highlighted a potential deficit in the Glanmire area. While provision for one primary school has been made in the X-01 masterplan site, provision needs to be made for the relocation of an existing primary school in Glanmire which is currently in rented accommodation.

2.3.9. It is recommended therefore that the Draft Local Area Plan be amended to identify a site for the relocation of this school.

Managers Recommendation: Blarney Local Area Plan to be amended to acknowledge need for additional school in Glanmire – see proposed amendment BY.03.03.04 Appendix B.

Department Of Transport

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

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

Managers Recommendation: No amendment to the Blarney Local Area Plan proposed.

Environmental Protection Agency

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

2.3.13. The main issue raised concerns the level of integration between the developments proposed in the plan and the arrangements for the provision of supporting infrastructure particularly with regard to water and waste-water. The objectives of the County Development Plan 2009 together with those of the Draft Local Area Plan already address these issues to a significant extent. However, the degree of integration could be improved by the addition of further text, the inclusion of clear references in the draft local area plan to the relevant objectives in the County Development Plan and the modification of individual objectives. Many of these changes are considered 'non-material' but provision for those that amount to material change has been included in the Manager's recommendation.

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

Managers Recommendation: The EPA's submission raised a large number of issues in relation to the Draft Blarney LAP. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Local Area Plan itself. However, there are a number of issues which require an amendment to the Local Area Plan. Some of these amendments are considered non material and are not required to be included as Proposed Amendments to the Draft LAP but will form part of the final LAP. In the case where amendments are material they are listed in Appendix b for consideration as part of the Proposed Amendment to the Draft Plan for public consultation. It should also be noted that a number of recommendations of the EPA will be addressed as part of the Appropriate Assessment of the Blarney LAP – see proposed amendments BY.02.02.02 to BY.02.02.05, BY.03.01.05, BY.03.02.06, By.03.03.03, BY.03.03.05, BY 03.07.02 and BY.03.07.03, Appendix B.

National Roads Authority

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

2.3.16. The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading.

2.3.17. In relation to specific concerns relating to the Blarney, a number of amendments have been recommended that will address issues raised in the submission. The E-01 site in Blarney, which was zoned for enterprise relate development has been rezoned for business use. This site will now cater for lower density employment uses and will not generate the same volume of traffic as higher density enterprise uses. In Glanmire, the problems associated with the development of lands in Dunkettle and Ballinglanna have been acknowledged.

Managers recommendation: The Blarney Plan is amended to change the land use zoning and the specific objective on the E-01 site in Blarney. See proposed amendment BY.03.01.01, Appendix B.

Cork City Council

2.3.18. This submission from Cork City Council requests that the various Masterplans that the Council are preparing are given a statutory basis. It also stresses the need for joint strategies to be prepared for the major development areas on the edge of the city that have a strong relationship with city areas, such as the Tramore Road and Ballyvolane. In relation to the Blarney Electoral Area, the submission requests that;

- the scale of retail development on the T-01 site in Ballyvolane accords with the provisions of the retail strategy and has regard to proposed extension to the centre within the City Council administrative area,
- higher density office developments in the Kilbarry Area should be within 500 metres of the planned rail station and
- within the X-02 in Little Island, the Council should outline the specific circumstances that would allow for retail warehousing and office development on site.

2.3.19. The issues raised are noted, however, it is not considered that the issues are of a nature that requires an amendment to the LAP.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

2.4 Other Issues Raised in General Submissions

2.4.1. In addition to submissions received from Government Departments & Agencies, a number of submissions were received from both individuals, private and public bodies, which raised general issues relating to development in Cork and in the Blarney Electoral Area.

Construction Industry Federation

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

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

2.4.4. The observations made on the approach to flood risk management have been addressed in paragraphs 2.2.2 – 2.2.10 of this report.

2.4.5. The approach to zoning in smaller settlements is in line with Ministerial Guidelines and many of the observations that have been made are addressed in paragraphs 2.2.11 – 2.2.16 of this report.

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

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

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

Irish Farmers Association

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

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

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

2.5 Settlement Specific Issues

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

MAIN SETTLEMENTS:

Blarney: A Total of 13 submissions were received for Blarney town - the main issues are as follows:

Rezoning of Blarney Business Park:

2.5.2. The Blarney Business Park was zoned for enterprise related uses (E-01) in both the 2005 Blarney Electoral Area Local Area Plan and the Draft Local Area Plan published last year. Given the difficulty in developing the site for high density enterprise related uses, the merits of rezoning the site for business development and not exclusively enterprise development were considered and it was decided to amend the objective to allow for business uses.

Managers recommendation: Amendment to the Blarney Local Area Plan proposed to allow for business uses - see proposed amendment BY.03.01.01, Appendix B.

X-01 – Facilitate delivery of Stoneview:

2.5.3. The challenge of facilitating the development of Stoneview emerged as an issue from the consultation process. The planning authority has adopted a masterplan, which sets out how development should proceed. It is not intended to revise this approach or allow earlier phases to use the existing road network as this would undermine the sustainability of the entire project, which was based on facilitating a modal shift away from private car use to rail based public transport.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

R-03 – Clarify extent of permissible development:

2.5.4. Regarding development of the R-03 (previously R-04) site in Blarney, a number of submissions were received from members of the local community that requested the site be removed given the lack of demand for housing in the area and the scenic character of the area. A submission was received from the landowner requesting the Planning authority clarify the extent of the developable area. In light of the submissions, and having regard to the planning history on the site where design and layout parameters were established, it is not proposed to amend this zoning.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Recognise and protect historic character of town and its tourism function:

2.5.5. A number of submissions were received which requested the planning authority give more consideration to protecting the tourism function of Blarney. It is considered appropriate to include an additional objective, which ensures adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area.

Managers recommendation: Amendment to the Blarney Local Area Plan proposed to include additional text and an additional objective protecting the tourism function and tourist assets in Blarney - see proposed amendment BY.03.01.04, Appendix B.

Cork City - North Environs: A Total of 13 submissions were received for Cork City North Environs - the main issues are as follows:

X-01 – Provision of healthcare facilities, layout of masterplan and inclusion of additional lands:

2.5.6. A number of submissions were received relating to the preparation of the masterplan (X-01 site) in Ballyvolane. The principles issues relate to the inclusion of additional lands within the site, the layout of the different uses within the site and the inclusion of an objective to facilitate the delivery of appropriate health care facilities as part of the overall development. Having regard to the submissions received, it is proposed to extend the overall area of the site to include lands previously zoned for open space, but not land currently within the Metropolitan Greenbelt, and to amend the specific objective to include reference to the provision of an appropriate range of healthcare facilities.

Managers recommendation: Amendment to the Blarney Local Area Plan proposed to include additional lands within the X-01 masterplan area and an additional objective that includes provision for appropriate health care facilities - see proposed amendment BY.03.02.01, Appendix B.

Retail Provision – development of T-01 must align with provisions of retail strategy:

2.5.7. The development of the newly designated town centre site in Ballyvolane was addressed in a submission received by Cork City Council. Any development on this site will be assessed having regard to the provisions of the Retail Strategy as set out in chapter 5 of the Cork County Development Plan 2009.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Provision of additional lands for residential development:

2.5.8. A number of submissions were received requesting additional land be included within the development boundary of the North Environs. It is considered that sufficient land has already been provided within the development boundary to accommodate target growth rates and that no additional land is required.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Glanmire: A Total of 7 submissions were received for Glanmire town - the main issues are as follows:

Developing the C-02 site:

2.5.9. This site which was previously zoned open space was designated for community use in the Draft LAP. Having considered the issues identified in the submission received, it is proposed to omit this zoning and to include the site within the built up area of Glanmire. Any future applications on site will be assessed against the criteria set out in Section 1 of the Local Area plan.

Managers recommendation: Amendment to the Blarney Local Area Plan proposed to dezone the C-02 site and leave as an infill opportunity within the existing built up area of Glanmire - see proposed amendment BY.03.03.01, Appendix B.

X-01 Masterplan Site:

2.5.10. The Planning Authority has acknowledged the issues identified in the recent decision by An Bord Pleanála in relation to the provision of open space and has amended the specific objective accordingly. In relation to the preparation of the proposed Masterplan, It remains the Council's intention that this process shall be developer led, with assistance from Cork County Council in relation to consultation with public bodies and the wider public. In relation to the provision of appropriate infrastructure, the problems associated with the delivery of this infrastructure are acknowledged in the plan.

Managers recommendation: Blarney Local Area Plan to be amended to clarify position in relation to the provision of educational facilities on the X-01 masterplan site – see proposed amendment BY.03.03.03, Appendix B.

Little Island: A Total of 8 submissions were received for Little Island - the main issues are as follows:

Appropriate Land uses in Little Island:

2.5.11. A number of submissions raised the issue of appropriate land uses in Little Island and have requested that enterprise uses be considered on various sites across the Island. Having considered the economic strategy set out in the County Development Plan 2009, it is not proposed to provide for enterprise related uses in Little Island as this would undermine the primary strategic industrial function of the area.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Harbour Point Golf Club:

2.5.12. The development of Harbour Point Golf Club was identified as a significant issue in a number of submissions. The preferred approach, as set out in the Draft Local Area Plan, has called for the preparation of a masterplan that sets out the overall development framework for the site. An essential element of this masterplan will be the provision of a significant area of public open space which will serve to enhance the amenity afforded to the local community.

Managers recommendation: Blarney Local Area Plan to be amended to change the boundary of the X-01 site to facilitate the delivery of the masterplan – see proposed amendment BY.03.04.01, Appendix B.

Meeting the needs of Local Residents on the Island:

2.5.13. Balancing the needs of local residents with the need to develop Little Island as a Strategic Employment Centre has always been a goal of land use planning policy on Little Island. Having regard to the submission received by the Community Association in Little Island, it is proposed to amend the Draft Local Area Plan to emphasise this goal.

Managers recommendation: Blarney Local Area Plan to be amended to give extra consideration to the needs of the residents of Little Island – see proposed amendment BY.03.04.03, Appendix B.

Monard: A Total of 3 submissions were received for Monard - the main issues are as follows:

Development of Monard:

2.5.14. The question of extending the Strategic Development Zone boundary was highlighted in the submissions received relating to Monard. The SDZ boundary has been set by Government and will not be amended. A number of changes have been identified having regard to the objectives of the SDZ, notably the section relating to the provision of school buildings.

Managers recommendation: Blarney Local Area Plan to be amended to clarify position in relation to population targets, the provision of educational facilities, the extend of employment related development and Strategic Environmental Assessment requirements– see proposed amendments BY.03.05.01 to BY.03.05.06, Appendix B.

KEY VILLAGES:

Development on X-01 in Carrignavar: (3 submissions):

2.5.15. The principle issues as raised in Carrignavar relate to the development of the X-01 site. Planning permission has been granted for units in excess of the proposed growth targets. However, this plan does not affect the validity of existing permissions and additional clarification of this will be included.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed

Inclusion of additional lands within Development Boundaries of Key Villages:

2.5.16. A number of submissions were received requesting additional lands to be included within the development boundaries of the Key Villages to accommodate residential development. Sufficient land has been provided with the key villages to accommodate the growth targets and it is not proposed to amend any development boundaries.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

VILLAGES AND VILLAGE NUCLEI:

Scale of growth in the Villages and Village nuclei:

2.5.17. The overarching issues in the villages and village nuclei of the Blarney electoral area revolved around the inclusion of additional lands within development boundaries and the restrictive nature of the proposed growth targets. The growth targets set out an appropriate level of development that reflects the established grain of development in the village. Sufficient land has been provided within these development boundaries to accommodate the proposed target and additional land is not required.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Development of Courtbrack:

2.5.18. The development of Courtbrack was identified as a significant issue in the submissions received. The scale of growth identified for Courtbrack, while having regard to recently published guidelines also consider arrangements made by the County Council to provide wastewater treatment facilities, which pre-date the preparation of the plan. It is not proposed to revise the scale of growth, which can be accommodated in the area.

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

2.6 Issues Relating to the County Development Plan

Amendments to the Greenbelt:

2.6.1. A number of submissions requested that alternations be made to the Metropolitan Green Belt. This is a County Development Plan issue and does not fall within the remit of the Local Area Plan review

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

Changes to the Settlement Hierarchy:

2.6.2. A number of submissions asked for amendments to the settlement hierarchy within the Blarney Electoral Area, with Tower reclassified as a main town (currently a key village), Matehy reclassified as a village (currently a village nucleus).

Managers recommendation: No amendment to the Blarney Local Area Plan proposed.

2.7 Issues Raised in relation to the Environmental Report and Appropriate Assessment

Appropriate Assessment

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

Table1: Schedule of Recommended Appropriate Assessment Amendments.		
Location	Objective No.	Amendment no.
Electoral area wide	LAS 2-1	BY.02.02.02
	LAS 2-2	BY.02.02.03
	LAS 2-3	BY.02.02.04
	LAS 2-4	BY.02.02.05
Glanmire	X-01	BY.03.03.03
Glenville	Dev Boundary	BY.03.07.02
Glenville	U-01	BY.03.07.03

Appendix A

List of Submissions

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/1035	Electoral Area Wide	Cork City Council	This submission, from Cork City Council, makes some general observations on the Local Area Plan review process and its impact on Cork City. It requests that a) the various Masterplans that the council are preparing are given a statutory basis. b) Joint strategies are prepared for the major development areas on the edge of the city that have a strong relationship with city areas such as the Tramore Road and Ballyvolane. c) the County Council ensure that the LUTS for the South Environs reserve the finite roads capacity that exists on the national roads for strategic use. d) The LAP is amended to take account of the findings of the Cork Area Transit Study 2010. In relation to the Blarney Electoral Area, the submission requests that a) the scale of retail development on the T-01 site in Ballyvolane accords with the provisions of the retail strategy and has regard to proposed extension to the centre within the City Council administrative area, b) higher density office developments in the Kilbarry Area should be within 500 metres of the planned rail station, c) within the X-02 in Little Island, the Council should outline the specific circumstances that would allow for retail warehousing and office development on site.	The issues raised in the submission are noted. It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).
BYDLAP1 1/1041	Electoral Area Wide	Department of Education and Skills	This submission from the Department of Education and Skills, which outlines how the requirement for educational facilities are calculated, sets out the future educational requirement in the Blarney Electoral Area. The submission requests that provision is made for	The issues raised in the submission are noted. It is recommended that the Blarney Local Area Plan be amended to acknowledge the need for an

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			a) a 24 classroom primary school (2.2 ha) and a 500 pupil secondary school (4.86 ha) in Blarney. b) a 24 classroom primary school (2.2 ha) in Cork City North Environs c) a 16 Classroom primary school (1.6 hectares) in Glanmire. An additional site will be required in Glanmire to accommodate an existing school in Glanmire which is in rented accommodation and d) 2 16 Classroom primary schools (3.2 ha) and a 700 pupil secondary school in Monard.	additional school site in Glanmire (see section 2.2 above). See amendment BY.03.03.04 and BY.03.04.05 (appendix b)
BYDLAP1 1/1044	Electoral Area Wide	National Roads Authority	The NRA are concerned that the Electoral Area Local Area Plans have not taken into consideration the following points:- 1) The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, 2) More explanation and transparency in respect of how the population and household se figures were derived, 3) No details of the current national road schemes, 4) the distinction between strategic traffic on national roads and local traffic on non national roads. 5) Additional traffic at major national road junctions' from new business zoning. In relation to the Blarney EA, the NRA submission has raised specific concerns about the following: a) the excessive reliance on the national road network to facilitate the development of the new settlement at Monard, b) the absence of detailed traffic modelling information to establish the traffic impact of development proposals on existing and proposed transport infrastructure, particularly the impact on developments in Little Island and Glanmire on the Dunkettle interchange. c) the impact of the E-01 in Blarney, the X-01 in Glanmire and the X-02 and I-01 in Little Island on the national road network.	The issues raised in the submission are noted. No change is recommended to the Glanmire or Little Island sections of the Plan. It is recommended that the Blarney Plan is amended to change the land use zoning and the specific objective on the E-01 site in Blarney. See proposed amendment BY.03.01.01, (appendix B).

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/1105	Electoral Area Wide	Department of Communications, Energy and Natural Resources	The Department of Communications had no comment to make at this stage.	No action necessary
BYDLAP1 1/1106	Electoral Area Wide	Bus Eireann	<p>OVERALL GOAL: To provide adequate bus priority measures and supporting infrastructure</p> <p>SPECIFIC OBJECTIVES Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> • Well designed bus stops • Disabled accessible bus stops, including wheelchair accessibility • Easy of access for buses to urban bus stops • Safety, in terms of design and location, is of paramount importance at school settings • Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses • Consideration of use of road hard shoulders when exiting & entering urban areas <p>IMPLEMENTATION Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing development areas, as follows:</p> <ul style="list-style-type: none"> • Bus lanes in urban areas • Well positioned and accessible bus stops • Bus lanes on motorways • Bus priority at traffic signals • Linking traffic signals with bus based AVL • Control of parking • Traffic calming • Pedestrian zones <p>ADDITIONAL ISSUE Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	<p>The issues raised in the submission are noted.</p> <p>It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/1107	Electoral Area Wide	Department of Transport	Highlights the crucial role of transport in the economic and social development of the country. The LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.	The issues raised in the submission are noted. It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).
BYDLAP1 1/1108	Electoral Area Wide	Office of Public Works	The submission welcomes the approach taken to flooding and recommends a number of changes: Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 -references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives -	The issues raised in the submission are noted. It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.2 above).

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note that "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood Zones A and B). Justification Test is fully applied to confirm the suitability of such zoned sites.</p>	
BYDLAP1 1/1109	Electoral Area Wide	Irish Farmers Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> 1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future. 2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services. 	<p>The issues raised in the submission are noted.</p> <p>It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).</p>
BYDLAP1 1/1111	Electoral Area Wide	Department of the Environment.	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and</p>	<p>The issues raised in the submission are noted.</p> <p>It is recommended that clarifications be inserted as required, no material amendment proposed (see section 2.1 above).</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, and growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
BYDLAP1 1/1113	Electoral Area Wide	O'Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> 1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework. 2. Council should take regard of 	<p>The issues raised in the submission are noted.</p> <p>It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land.</p> <p>3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</p> <p>4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</p> <p>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</p>	
BYDLAP1 1/1133	Electoral Area Wide	Construction Industry Federation	<p>ZONING Minimise use of Masterplans, LAPs Infrastructure deficits Significant development constraints in key areas Infrastructure investment LAP review within 6 yrs Flexibility required in smaller settlements Underperformance of Cork City should be accommodated within Metropolitan Cork</p> <p>FLOODING Extreme, based on imprecise data Inequitable to de-zone lands or identify existing build up areas as being at flood risk</p> <p>SMALLER SETTLEMENTS No deletion of zoning in smaller settlements Zoning be retained where the developer has permission or has</p>	<p>The issues raised in the submission are noted.</p> <p>It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>progressed an application Inflexible approach taken Amend specific target population growth to approx. target OBJECTIVES Guidelines allow for greater growth than envisaged in LAPs Limiting growth will limit the provision of services MARKET No demand for higher densities outside of urban location & special sites Review density targets Future funding of infrastructure cannot be largely borne by private sector TAXATION Windfall tax legislation impacts on amended zonings CRECHE Greater flexibility required in the provision of crèches CONTRIBUTIONS Review of development contributions is required Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors PLANNING GAIN Planning gain policies will stifle economic recovery and requires review DOCUMENT Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives Requirement for improved linkage between LAPs and CDP</p>	
BYDLAP1 1/1216	Electoral Area Wide	Environmental Protection Agency	<p>The EPA's submission relates to four areas as follows: a) Integration of environmental considerations in the landuse plans, b) General comments on the EALAP Environmental Reports c) General comments on the EALAPS and d) Specific comments on the EALAPs. The EPA includes a number of key recommendations to be included</p>	<p>The EPA's submission raised a large number of issues in relation to the Draft Blarney LAP. It is considered that some of these issues have already been addressed in</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans. The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	<p>the County Development Plan 2009 and in the Local Area Plan itself. However, there are a number of issues which require an amendment to the Local Area Plan. Some of these amendments are considered non material and are not required to be included as Proposed Amendments to the Draft LAP but will form part of the final LAP. It should also be noted that a number of recommendations of the EPA will be addressed as part of the Appropriate Assessment of the Blarney LAP.</p> <p>See proposed amendments BY.02.02.02 to BY.02.02.05, BY.03.01.05, BY.03.02.06, By.03.03.03, BY.03.03.05, BY 03.07.02 and BY.03.07.03.</p>
BYDLAP1 1/1268	Electoral Area Wide	BamGable Developments	<p>This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the</p>	<p>The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines and no change to flood extent maps is proposed. It is</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.	considered that the flood risk assessment does not necessarily preclude development, rather it informs the process. It is recommended that there is no amendment to the Blarney Local Area Plan (see Section 2.3 above).
BYDLAP1 1/492	Berrings	Whitebon Developments Ltd.	This submission requests that the Ballyshoneen be designated as either a village nuclei or an "other location" in the LAP. It also recommends that the LAP set out an appropriate scale of development for Ballyshoneen. Additional land for future residential land has been identified. The lands currently lie within the Rural Housing Control Zone.	It is not envisaged that any changes will be made to the settlement hierarchy within the Blarney Electoral Area. No change to the LAP is recommended.
BYDLAP1 1/528	Berrings	Michael Moynihan	Proposal to re-zone a 1.24 hectare site at Berrings, Co. Cork to very low density residential use. The site currently lies within the Rural Housing Control Zone.	There is sufficient land within the development boundary of Berrings to accommodate future residential development. No change to the LAP is recommended.
BYDLAP1 1/531	Berrings	Michael Moynihan	Proposal to re-zone a 1.24 hectare site at Berrings, Co. Cork to very low density residential use. The site currently lies within the Rural Housing Control Zone.	There is sufficient land within the development boundary of Berrings to accommodate future residential

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				development. No change to the LAP is recommended.
BYDLAP1 0/401	Blarney	MORH Enterprises Limited	This submission requests that the proposed zoning objective of the E-01 site in Blarney be amended to allow for general business related developments, given current economic conditions and the oversupply of office space in the metropolitan area.	Having considered the issues raised in the submission, it is recommended that the E-01 site be amended. The site is to be zoned for business related developments. See amendment BY.03.01.01 (appendix b)
BYDLAP1 0/402	Blarney	MORH Enterprises Limited	This submission requests that the proposed zoning objective of the E-01 site in Blarney be amended to allow for general business related developments, given current economic conditions and the oversupply of office space in the metropolitan area.	Having considered the issues raised in the submission, it is recommended that the E-01 site be amended. The site is to be zoned for business related developments. See amendment BY.03.01.01 (appendix b)
BYDLAP1 1/468	Blarney	JOR Investments	This submission supports the proposed zoning objective on the X-02 site in Blarney but suggests minor changes to a) clarify the area of the site, b) remove reference to the Blarney Park hotel Site and c) clarify the future role of lands on the western edge of the site. The submission also suggests that additional lands to the south east of Blarney be used to strengthen the residential function of Blarney. It also recommends that a study be commissioned to examine how best to preserve the function of the green belt between Blarney and Tower.	The issues raised in this submission are noted. It is recommended that the wording of the X-02 site in Blarney will be amended to reflect the larger area and the need to strengthen and protect boundary treatment on the western edge of the site. See amendment BY.03.01.02 (appendix b)

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/756	Blarney	O'Connor, Ted & Dunne, Donal	This submission requests that further clarification is provided on the zoning objective for the R-03 site in Blarney. The submission, which includes alternative wording for the objective, requests that the Council defines what portion of the site, is considered reasonable for redevelopment.	<p>The specific objective for the R-03 site sets out the Planning authorities aims for these lands to the west of Blarney. The appropriate portion of the site to be developed will be more thoroughly assessed at the planning application stage, having regard to proper planning considerations and previous decisions on site.</p> <p>It is recommended that there is no amendment made to the plan.</p>
BYDLAP1 1/760	Blarney	O'Connor, Ted & Dunne, Donal	This submission requests that further clarification is provided on the zoning objective for the R-03 site in Blarney. The submission requests that the Council defines what portion of the site is considered reasonable for redevelopment.	<p>The specific objective for the R-03 site sets out the Planning authorities aims for these lands to the west of Blarney. The appropriate portion of the site to be developed will be more thoroughly assessed at the planning application stage, having regard to proper planning considerations and previous decisions on site.</p> <p>It is recommended that there is no amendment made to the plan.</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/772	Blarney	Conway, Kevin	<p>This submission, on behalf of Blarney Community Council, broadly agrees with the vision set out for Blarney in the Draft LAP. It supports Blarneys designation as an Integrated Employment Centre. It highlights a number of concerns that should be addressed in the Plan: a) there is deficiency in sporting and cultural facilities in Blarney. Additional land needs to be provided close to the town centre for such uses. b) Water supply to Blarney can only cater for Phase 1 of the Stoneview development. Further permissions should only be granted if a new supply to cork city is provided. c) Additional wastewater facilities need to be provided prior to the granting of permission for further residential development. d) the submission claims that all lands in Blarney are at risk of flooding and should be identified as such on the map. e) Reference should be made to the S39 in Paragraph 1.2.35, f) development should be restricted to the extreme lower end of the R-03 site, g) careful consideration should be given to the development on the X-02 site, h) the objectives from the Stoneview masterplan should be incorporated into the plan.</p>	<p>Consideration will be given to the issues raised. In relation to the R-03 site, the specific objective for the site sets out the Planning authorities aims for these lands to the west of Blarney having regard to proper planning considerations and previous decisions on site. Detailed design related issues will be assessed at the planning application stage.</p> <p>It is recommended that there is no amendment made to the plan.</p>
BYDLAP1 1/782	Blarney	Collins, David	<p>This submission requests that future development on the T-01 and the X-02 sites in Blarney do not threaten the unique heritage quality of Blarney. Additional wording should be included in the T-01 objective to acknowledge and protect the unique heritage of Blarney. In addition, the wording of the X-02 site should be amended to ensure that future development be in keeping with the heritage of the area.</p>	<p>The issues raised in this submission are noted. While adequate heritage protection is provided in the T-01 objective, it is recommended that an additional objective is included that will ensure that development in Blarney has regard to and protects the</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>heritage of the area.</p> <p>See amendment BY.03.01.04 (appendix b)</p>
BYDLAP1 1/810	Blarney	Sunberry Residents Association	<p>This submission suggests that the demand for housing has diminished and there is an over supply of residential land in Blarney. It also suggests that the R-03 was zoned incorrectly in the previous CDP and LAP. The submission requests that a) no more serviceable is required; b) the R-02 and R-03 site should not be developed as there is no safe access to the site. The access to the relief road is a traffic hazard. c) All scenic routes should be maintained and protected.</p>	<p>The specific objective for the R-03 site sets out the Planning authorities aims for these lands to the west of Blarney. The appropriate portion of the site to be developed will be more thoroughly assessed at the planning application stage, having regard to proper planning considerations and previous decisions on site. In relation to access, a recent decision by an Bord Pleanala did not considered access related issues as a refusal reason.</p> <p>It is recommended that there is no amendment made in relation to the R-03 site.</p> <p>It is recommended that additional text will be added to paragraph 1.2.35 of the Blarney Section of the Plan to acknowledge the importance of the S39 Scenic Route.</p> <p>See amendment BY.03.01.03</p>

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				(appendix b)
BYDLAP1 1/811	Blarney	O'Donovan, Denis and Angela	This submission suggests that a) the development of the R-03 site, without associated improvements to the relief road, would result in additional traffic congestion along the road, b) the development of the R-03 would detract from the built and natural heritage of the local area and negatively impact upon the tourism sector of the local economy, c) Development on the R-03 would destroy the scenic beauty of the S39, which was designated a scenic route in the CDP 2009. The submission requests that the R-03 is dezoned.	<p>The specific objective for the R-03 site sets out the Planning authorities aims for these lands to the west of Blarney. The appropriate portion of the site to be developed will be more thoroughly assessed at the planning application stage, having regard to proper planning considerations and previous decisions on site.</p> <p>It is recommended that there is no amendment made in relation to the R-03 site.</p> <p>It is recommended that additional text will be added to paragraph 1.2.35 of the Blarney Section of the Plan to acknowledge the importance of the S39 Scenic Route.</p> <p>See amendment BY.03.01.03 (appendix b)</p>
BYDLAP1 1/815	Blarney	Howley, Michael and Verona	This submission suggests that the inclusion of the R-03 is detrimental to the proper planning of Blarney and its developments as a top class tourist destination given that it overlooks Blarney castle. The submission also requests that the provision of a hotel is essential to the future development of the X-	<p>The specific objective for the R-03 site sets out the Planning authorities aims for these lands to the west of Blarney. The appropriate portion of the site</p>

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			02 site in Blarney. It requests that the provision of residential or retail uses on site would not be in the best interests of Blarney.	to be developed will be more thoroughly assessed at the planning application stage, having regard to proper planning considerations and previous decisions on site. It is recommended that there is no amendment made to the plan.
BYDLAP1 1/818	Blarney	Curraghthnalaght/Ardamadan e Residents Group	This submission requests that a) the specific objectives for the Stoneview development as set out in the Special Local Area Plan be incorporated into the new LAP, b) lands identified for community use be released to the community at the earliest possible opportunity, c) no new units in the Stoneview development should have access to the existing road infrastructure, d) areas at risk of flooding should be identified using local knowledge. Housing developments should be prohibited on such lands. e) A new truck water main should be installed before future developments are permitted in the area. f) The deficiency in sporting facilities, in close proximity to the Village needs to be addressed. A community centre should be provided as a priority. g) Public lighting should be provided on the road from Paud's cross to Blarney. The feasibility of providing traffic lights at the junction of Station road and Waterloo Road should be assessed. H) Sunset ridge in Killeens should be zoned for town centre use.	The issues raised in this submission are noted. It is recommended that there is no amendment made to the Blarney section of the local area plan. In relation to Killeens, the existing town centre zoning is to be removed and a new zoning be provided covering the Sunset Ridge Hotel. See amendment BY.03.13.01 (appendix b)
BYDLAP1 1/966	Blarney	Coleman Brother Development	This submission requests that a) policies are put in place in the	The issues raises in this submission are noted (please see

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
		and John Fleming Construction	Blarney LAP to ensure the timely delivery of the necessary infrastructure to facilitate the development of the Stoneview Masterplan. This should include a realistic programme for the delivery of the necessary infrastructure. The servicing of these lands should be prioritised over the development of greenbelt lands at Monard and in the North Environs. b) Paragraph 1.4.1 and 1.4.6 and DB-01 of the LAP should be amended to refer to a total of 3,090 units (of which 28 are built and 825 have obtained planning permission) as opposed to 2237 units. c) The Council engages with Iarnród Éireann to progress the delivery of the rail infrastructure required by CASP. Additional Text is suggested. d) The Council consider designating Stoneview a Strategic Development Zone. e) The Council consider allowing the first phase of development to be carried out prior to the wider road infrastructural upgrades. Additional text is f) Amend para 1.4.23 to focus less on negatives of project delay. g) Amend para 2.2.42 and 5.3.17 to facilitate connection of Blarney Stoneview into the future wider wastewater network. h) Amend Table 2.7 to clarify position on provision of education facilities	section 2.4 above). It is recommended that there is no amendment made to the plan
BYDLAP1 1/993	Blarney	Colthurst, Charles	This submission requests that the LAP contained a new section on the tourism potential of Blarney including Blarney Castle Estate. This new section should a) establish a set of development and conservation principles to be applied to the designated tourist area; b) identify the need for an Access and Parking Management Plan to be prepared for the designated area; c) Contain policies to provide improved facilities within the tourist area with particular regard to Blarney	Consideration should be given to the issues raised in the submission. It is recommended that additional text be added to paragraph 1.2.11 to reinforce the importance of Blarney's tourism function. See amendment BY.03.01.04

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			Castle Estate, d) recognise the importance of Blarney Castle Estate as a whole to the tourism industry at a local, regional and national level; e) recognise the centrality of Blarney Castle Estate as a whole to the tourism function of the village, f) Recognise the potential to expand the tourist offering at the Estate, improve tourist infrastructure throughout the Estate, and integrate more effectively with the village centre, g) emphasise the need to protect the landscape and heritage character of the Estate as a whole; h) emphasise the need to protect the Estate from negative visual impact arising out of development proposals in its vicinity, specifically developments on the O-02 and X-02 sites. The submission also requests that the zoning map be amended to define the tourist area of Blarney and should include the gardens, the woodlands, the parklands, and manor house of Blarney Castle Estate.	(appendix b)
BYDLAP1 1/716	Carrignavar	MacMahon, Gerard	This submission requests that additional lands be zoned for residential in Carrignavar. The lands identified lie to the south west of the village and were previously zoned in the 2005 local area plan.	Sufficient land is available within the development boundary to accommodate the level of growth anticipated in Carrignavar over the lifetime of the LAP. It is therefore recommended that no additional land be included within the development boundary.
BYDLAP1 1/824	Carrignavar	O'Connell, Donnacha	This submission requests that the planning permission (075890) on the X-01 site in Carrignavar be retained and extended to cover	The extension of a planning permission is a development

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			the lifetime of the plan.	management issue and will not be addressed as part of the Local Area Plan review process. The X-01 zoning in Carrignavar has not been amended from the last Local Area Plan. It is recommended that there is no amendment made to the plan
BYDLAP1 1/1037	Carrignavar	Dairygold Co-operative Society	This submission requests that Dairygold lands outside Carrignavar that currently lie within the rural housing control zone are recognised as strategic employment or development opportunity sites in the Local Area Plan. The submission also claims that the site is not at risk of flooding.	Objective RCI 8-9 of the Cork County Development Plan 2009 recognises the requirements of long established commercial uses in the greenbelt and allows for the expansion of such facilities in certain circumstances. It is therefore not necessary to recognise the employment potential of existing uses in such areas. It is recommended that there is no amendment made to the plan.
BYDLAP1 1/696	Cloghroe	Walsh, Redmond	This submission requests that lands at Healy's Bridge, currently zoned A1 agriculture, be rezoned to A3 agriculture.	The rezoning of the metropolitan Greenbelt does not fall within the remit of the Local Area Plan Review. It is recommended that there is no amendment made to the plan

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BYDLAP1 1/617	Cork City - North Environs	Pat Burton	Request for the inclusion of a Hospital/Health Site as part of the X-01 Special Policy Area Objective.	Consideration will be given to include a reference to the provision of a primary healthcare facility or hospital in the specific objective for the masterplan site. See amendment BY.03.02.02 (appendix b)
BYDLAP1 1/688	Cork City - North Environs	Hilary Loftus	This submission requests that additional lands be incorporated into the proposed X-01 masterplan site. The site was zoned O-04 in the Draft LAP. The submission states that given the topography constraints with the proposed X-01 site, there may be a requirement for these lands to provide either direct access to the site or some form of storm water attenuation. The submission also claims that the site is of little open space or visual amenity value in its current state.	The issues raised in this submission are noted. It is recommended that the development boundary of the X-01 site be amended to include this site so that the provision of open space in the area can be considered in a wider context and delivered through the Masterplan process. See amendment BY.03.02.01 (appendix b)
BYDLAP1 1/806	Cork City - North Environs	McCarthy, Sheila	This submission requests that a portion of the clients landholding (marked c on the attached map) remain in the greenbelt. If necessary it could accommodate strategic open space uses. Two additional sites, which lie within the X-01 Masterplan area, should be designated for medium to low density residential development. The submission also requests that the drafting masterplan would occur as a matter of urgency.	The lands identified in this submission that lie outside the X-01 masterplan site are included in the Metropolitan greenbelt and are protected from inappropriate development by that designation. In relation to the lands within the X-01 site, the phasing and location of various forms of development will be set out in the

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>Masterplan process.</p> <p>It is therefore recommended that no change is made to the plan.</p>
BYDLAP1 1/680	Cork City - North Environs	O'Sullivan, John & Kathleen	The submission requests that 20 acres of land in Cork City North Environs be rezoned.	<p>The site is included in the proposed X-01 masterplan site and will be developed in accordance with the agreed masterplan.</p> <p>It is therefore recommended that no change is made to the plan.</p>
BYDLAP1 1/861	Cork City - North Environs	Ryan, Dave	<p>This submission requests that further guidance is provided on the scale of district centre that can be accommodated on the T-01 site in Cork City north environs. The submission also requests that the position in relation to flooding on the T-01 site is qualified to acknowledge the conclusions of a study commissioned by the landowner, which showed that the proposed development on these lands could improve flood levels downstream and have no adverse impacts downstream. The submission includes additional wording to be included in the specific objective for the site.</p>	<p>The retail strategy, which is set out in chapter 5 of the Cork County Development Plan 2009, provides sufficient guidance on the scale of retail developments in Cork City North Environs.</p> <p>It is recommended that no change is made to the plan.</p> <p>In relation to flooding, The Council has to have regard to its obligations under section 28 of the Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk</p>

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				<p>Management” which require planning authorities to avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is therefore recommended that no change is made to the plan.</p>
BYDLAP1 1/871	Cork City - North Environs	Donovan, Mrs	<p>This submission requests that an additional 4.13 hectares of land are rezoned for residential development in Cork City North Environs. The site currently lies within the Metropolitan greenbelt and is zoned A1 Agriculture.</p>	<p>Sufficient land had been provided within the development boundary of Cork City North Environs to accommodate the target population as set out in the Draft LAP.</p> <p>It is therefore recommended that no change is made to the plan</p>
BYDLAP1 1/895	Cork City - North Environs	Cork County GAA Board	<p>This submission seeks that unused Cork County GAA Board land is zoned for residential development. The submission outlines that monies realised from the sale of land at Kilbarry will</p>	<p>While sufficient land had been provided within the development boundary of Cork City North Environs to accommodate</p>

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			facilitate investment at Pairc Úi Chaoimh. The site was zoned as established open space in the 2005 Blarney LAP	<p>the target population as set out in the Draft LAP, additional land could be provided to accommodate future business development in tandem with the future development of the Kilbarry Strategic employment centre.</p> <p>It is therefore recommended that an amendment be made to the Local area plan to site part of the site identified in this submission for business use. See proposed amendment BY</p>
BYDLAP1 1/905	Cork City - North Environs	JJ Casey Project Management Limited	<p>This submission relates to a 9 hectare site located on the northern edge of Knocknaheeny. The site was zoned for open space in the 2005 Local Area Plan. The submission proposes that the site identified is developed as a district centre. This centre would include the provision of a 1500 sqm leisure centre and 3 number all weather playing pitches and 1 grass pitch. The retail element of the proposed development lies within the city council administrative area. The submission requests that a new open space zoning objective is included in the plan supporting the proposal for the leisure centre and the associated facilities. If this objective is not included, the submission requests that additional wording is included in the O-01 zoning objective to support the provision of indoor leisure facilities. in relation to the</p>	<p>The issues raised in this submission are noted. It is recommended that the specific objective of the O-01 site be amended to allow for additional uses.</p> <p>See amendment BY.03.02.04 (appendix b)</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			retail development, the submission requests that the LAP reflect the CPD2009 and acknowledge that there is scope for the provision of additional retail facilities in the northwest of the city.	
BYDLAP1 1/921	Cork City - North Environs	McCarthy, Paddy and Murnane & O'Shea Ltd.	This submission requests that the lands identified in cork city north environs are removed from the X-01 masterplan site and are zoned for low density residential development. The submission claims that the site has the capacity to deliver residential units in the short term given the availability of two access points on the Banduff road and the availability of water and wastewater services.	In order to secure the orderly development of Cork City North Environs, a masterplan is to be prepared which will cover the lands identified in the settlement map. To exclude certain portion of the site would undermine the ability of the Council to plan the development of the North Environs in an integrated, sustainable manner. It is therefore recommended that no change is made to the LAP on foot of this submission.
BYDLAP1 1/936	Cork City - North Environs	Horgan, Peter, Jim and Tony.	This submission, which relates to the development of the X-01 masterplan site in Ballyvolane, requests the LAP; a) set out a clear timeframe for the delivery of the masterplan, the provision of infrastructure and the phasing of the overall development. b) identify the key infrastructural elements required to facilitate the development. c) identify the primary land use areas for residential, employment and recreational use. d) Within the key residential areas the LAP should include indicative residential densities and amenity requirements.	The issues raised in the submission are noted but do not require an amendment to be made to the specific objective for the X-01 site. It is therefore recommended that no change is made to the plan

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BYDLAP1 1/941	Cork City - North Environs	O'Flynn Construction	This submission requests that the O-03 lands in Cork City north Environs be incorporated into the X-01 masterplan site. The submission suggests that these lands are suitable to accommodate the ambitious growth targets for the area due to their road frontage location, close proximity to public transport routes and other associated services. The submission claims the lands identified should be included so as fully consider how the LAP objectives to provide quality amenity and recreation facilities can be achieved.	The issues raised in this submission are noted. It is recommended that the development boundary of the X-01 site be amended to include this site so that the provision of open space in the area can be considered in a wider context and delivered through the Masterplan process. See amendment BY.03.02.01 (appendix b)
BYDLAP1 1/998	Cork City - North Environs	O'Flynn Construction Co	This submission has requested that 12.3 ha's of land located in the North Environs be zoned for low medium density residential development. the submission claims that this site should be developed because of its proximity to Blackpool, it is not constrained by infrastructural deficiencies and is located on a public transport corridor.	Sufficient land has been zoned within the proposed development boundary of Cork City North Environs to cater for the target population. It is recommended that no change is made to the development boundary of the north environs.
BYDLAP1 1/1011	Cork City - North Environs	McElhinney, Sidney	This submission requests that 5.8 has of land at Tivoli are included with the development boundary of the north environs, with the established use on site recognised in the LAP. The lands were previously zoned O-03 in the 2005 LAP.	The issues raised in this submission are noted. It is recommended that the plan be amended and the previous open space rezoning be reinstated. See amendment BY.03.02.03 (appendix b)
BYDLAP1 1/683	Courtbrack	O'Sullivan Greene, Michael	This submission requests that the zoning map for Courtbrack be amended to exclude a residential	The Council has to have regard to its obligations under section 28 of the

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>property from the “area susceptible to flooding”, as identified on the map. The submission claims that the area is not prone to flooding.</p>	<p>Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk Management” which require planning authorities to avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is therefore recommended that no change is made to the plan</p>
<p>BYDLAP1 1/697</p>	<p>Courtbrack</p>	<p>O'Sullivan Greene, Michael and Mary</p>	<p>This submission requests that the zoning map for Courtbrack be amended to exclude a residential property from the “area susceptible to flooding”, as identified on the map. The submission claims that the area is not prone to flooding.</p>	<p>The Council has to have regard to its obligations under section 28 of the Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk Management” which require planning</p>

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				<p>authorities to avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is therefore recommended that no change is made to the plan</p>
BYDLAP1 1/890	Courtbrack	O'Leary and O'Sullivan Developments Limited	<p>This submission highlights a number of changes that should be made to the planning framework for Courtbrack. It recommends a) the overall scale of growth be increased to 120 and should reflect a masterplan prepared in February 2010. This would reflect a legal agreement in place relating to the provision of services and a strong demand for housing in the locality. b) the provision of community facilities should be as agreed with the local authority. c) Provision should be made for employment related developments on lands adjacent to the former creamery site. d) the flooding maps should be amended to reflect information available in the specific flood risk report for the area, which is included as part of the submission. The submission claims that extent of the flood level as indicated in the plan are excessive. e) The</p>	<p>The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas" and represent the planning authority assessment on what constitutes an appropriate scale of development in Courtbrack, having regard not just to the level of infrastructure provision but also the existing grain of development in the area.</p> <p>In relation to the</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>transportation section should be amended to reflect the details of transportation assessment that has been completed. The submission includes additional wording which should be included in the Courtbrack section of the LAP that would give effect to the recommendations highlighted above. A number of appendices have been included with the submission to support the proposed changes identified.</p>	<p>flood risk areas, The Council has to have regard to its obligations under section 28 of the Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk Management” which require planning authorities to avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is therefore recommended that no change is made to the plan</p>
<p>BYDLAP1 1/1002</p>	<p>Dripsey Model Village</p>	<p>Murphy, John</p>	<p>This submission proposes that a 3.0 HA portion of land at the southern end of the site previously zoned R-04 in Dripsey (Model Village) is rezoned as Active Open Space. The submission also requests that the requirement to provide the two playing pitches as part of any development on lands to the south east be omitted from Development Boundary objective.</p>	<p>The issues raised in this submission are noted and it is recommended that the requirement to provide the playing pitches is omitted from the objective.</p> <p>See amendment BY.03.11.01 (appendix b)</p>

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BYDLAP1 1/624	Glanmire	Meitheal Mara	This submission raises issues in relation to the need for an integrated approach to the planning and development of Cork Harbour, the need for better and increased access to the water and the need to recognise the heritage value of the city and harbour. The requirement for Slips is outlined, specifically in Glanmire, as well as a general objective for all maritime areas.	Consideration will be given to including a general objective in section 2 of the Blarney Plan to recognise the potential for riverside walks in appropriate locations. See amendment BY.02.02.01 (appendix b)
BYDLAP1 1/719	Glanmire	Moynihan, Tom	This submission requests that lands in Glanmire be zoned specifically as a Special Policy Area, with a specific objective to accommodate approximately 1800 square metres convenience retail floorspace. The site is zoned for town centre use in the Draft LAP.	The site is zoned for town centre use, which allows for retail development. It is recommended that no change be made to the LAP.
BYDLAP1 1/749	Glanmire	Diocese of Cork and Ross	This submission requests that the future development of the C-02 site is clarified in the LAP. The submission claims that the site can accommodate a more flexible zoning which would allow provision for retail development. If the objective is not amended the submission requests that further clarification is provided on the range of uses that can be accommodated under the proposed community zoning. The submission request that the site is rezoned from a community to an opportunity zoning, which would also allow for some specialist housing to cater for older people. The submission also questions the need for the provision of a link road on the western edge of the site.	The issues raised in this submission are noted. It is recommended that the site be no longer zoned for community use and instead will be left as an infill opportunity within the built up area of Glanmire. See amendment BY.03.03.01 (appendix b)
BYDLAP1 1/930	Glanmire	Casey, Peter	This submission suggests that lands in Glanmire have been incorrectly included in the area identified as being at risk of	The Council has to have regard to its obligations under section 28 of the

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>flooding. The submission claims that in a previous application on site (07/13019) the Council were satisfied that there were no significant flood risks on site and development would not exacerbate flooding outside of the site. The submission requests that the inclusion of the flood maps are omitted from the LAP zoning maps.</p>	<p>Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk Management” which require planning authorities to avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/931	Glanmire	O'Brien and O'Flynn	<p>This submission suggests that the flooding maps included in the Draft LAP are inaccurate and over estimate the extent of the flood risk area in Glanmire and should not include the I-02 site. It recommends that the maps are omitted from the LAP.</p>	<p>The Council has to have regard to its obligations under section 28 of the Planning and Development Acts in relation to Guidelines for Planning Authorities “ The Planning System and Flood Risk Management” which require planning authorities to</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>avoid development in areas at risk of flooding, adopt a sequential approach to flood risk management and to incorporate flood risk assessment into the decision making process when considering planning applications and appeals. The maps included in this LAP represent the best available information and are unlikely to be amended.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/957	Glanmire	Murnane O'Shea Limited	<p>This submission requests that the zoning objective of the R-03 site in Glanmire be changed from High Density to medium density. This change would reflect the position taken by an Bord Pleanala which has refused planning permission on this site for high density developments. The topography of the site would also restrict a high density type development. The submission also claims that a medium density zoning offers more flexibility is more responsive to market demands and would ensure a more sustainable pattern of growth in the area.</p>	<p>The issues raised in this submission are noted Given the planning history on site, it is recommended that the plan be amended and the zoning objective on this site be changed from high density to medium density.</p> <p>See amendment BY.03.03.02 (appendix b)</p>
BYDLAP1 1/1045	Glanmire	O'Flynn Construction ltd	<p>This submission highlights a number of issues in relation to the development of the X-01 site in Glanmire. A) The submission claims that a masterplan generated by the applicant is not the most appropriate way of delivering these lands. This view,</p>	<p>In drafting the proposed objective for the X-01 site in Glanmire, consideration was given to the issues raised in a recent decision by An Bord Planala. The</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>it claims, was reflected in the most recent decision by An Bord Pleanala in relation to a development proposal on the subject lands. Instead the LAP should set out the planning framework for the development of these lands. The submission requests that many elements of the previous masterplan, including changes as a result of the recent planning decision, be incorporated into the plan. B) the LAP should clarify how the issues with the local road infrastructure can be overcome. This could be addressed by including a specific objective prioritising the provision of necessary local road infrastructure to facilitate the delivery of the X-01 site. An objective to ensure the delivery of the Park and Ride at Dunkettle should be included. C) The development contributions scheme needs to be amended to address known deficiencies in infrastructure in the Dunkettle area. D) The confusion over the requirement to provide and construct a new school needs to be clarified. F) The LAP should adopt a strategic approach to recreation and amenity provision in the area. G) The balance between the provision of social and affordable housing in the proposed development should be set out in the masterplan.</p>	<p>Planning Authority has deemed that a developer led masterplan approach is the most appropriate mechanism to ensure the delivery of these lands. An amendment however will be made to clarify the position in relation to the provision of a primary school on site.</p> <p>See amendment BY.03.03.03 (appendix b)</p>
BYDLAP1 1/833	Glenville	Glenville Community Council	<p>This submission requests that a) the R-04 and the eastern portion of the R-01 are removed from the development boundary of Glenville as there is sufficient land remaining to accommodate the targeted population growth. b) the X-01 site be removed from within the Manor wall to a more suitable location. c) Footpaths need to be put in place connecting the village with outlying developments. d) The water supply, waste water treatment systems and local road</p>	<p>The issues raised in this submission are noted. It is recommended that no change is made to the development boundary of Glenville as the scale of growth, set out in DB-01, will ensure an appropriate level of development occurs in Glenville</p>

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			infrastructure be upgraded. e) the national school be upgraded to cater for the needs of the existing community. F) A sports hall and youth facilities be provided.	over the lifetime of the Local Area Plan. It is recommended that the T-01 zoning be amended to exclude lands currently inside the Manor Wall. See amendment BY.03.07.01 (appendix b)
BYDLAP1 1/828	Glounthaun e	Quinlan, Anthony	This submission requests that there is an extension to the development boundary of Glounthaun to include additional land (to the north east of the village. The lands currently lie within the metropolitan greenbelt and are zoned A1 Agriculture.	Sufficient land has been provided within the development boundary of Glounthaun to accommodate the target population growth for the village. Addition land is therefore not required within the development boundary. It is recommended that no change be made to the LAP.
BYDLAP1 1/975	Glounthaun e	Twomey, Patrick	This submission requests that additional lands are included within the development boundary of Glounthaun. the submission claims that these lands can accommodate low density residential development thus contributing to the ambitious growth targets for the village. The lands Currently lie within the Metropolitan Greenbelt and are zoned A1 Agriculture.	Sufficient Land has been provided within the development boundary of Glounthaun to accommodate the projected level of growth. It is recommended therefore that no amendment is made to the development boundary as set out in the Draft LAP.
BYDLAP1 1/669	Inniscarra	ESB Properties	This submission requests that additional text be added to the	It is recommended

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>General Objective for Inniscarra to acknowledge that it is not the intention of the objective to constrain the future development of power generation or power transmission activities on site.</p>	<p>that additional text be added to the DB-01 objective to acknowledge the importance of the area for energy generation. Proposed wording, While it is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Inniscarra and apply the relevant County Development Plan objectives when assessing development proposals, it is also important to acknowledge the importance of the area as a site for energy generation.</p> <p>See amendment BY.03.28.01 (appendix b)</p>
<p>BYDLAP1 1/642</p>	<p>Kerry Pike</p>	<p>O'Flynn Construction</p>	<p>Proposed amendment to DB-01 for Kerry Pike to read as: Within the development boundary of Kerry Pike it is an objective to recognise existing planning permissions (as amended or extended in time) and to require any additional development in the period 2010-2020 to be in accordance with Planning Guidelines, 'Sustainable Residential Development in Urban Areas'.</p>	<p>The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas". In relation to existing planning permissions within the smaller settlements, it is not necessary to include these as the Planning and Development Act 2010 makes provision for</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>extending unimplemented planning permission in light of economic considerations beyond the control of the applicant which substantially militated against the commencement of development pursuant to the planning permission.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/650	Little Island	Euro Business Park Management	<p>This submission requests that a) the LAP clarify what zoning applies to the lands identified in Little Island. b) the LAP, Under Section 4.3.4, facilitates the development of small scale cafe's and Kiosks in proximity to areas of high density employment and that such uses be seen as ancillary to the established industrial and business uses in the area. c) Additional text should be included under section 4.3.6 to recognise the need not only to protect the quality of life of local residents but also of the 5000 work force in the region. This can be achieved by ensuring the provision of adequate facilities to cater for their needs throughout the working day.</p>	<p>The area identified in this submission falls within the area susceptible to flooding. In relation to the provision of a small scale cafe within a larger industrial area, this issue should be considered at development management level, where regard would be given to the character of the surrounding area.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/724	Little Island	Cogan, Maurice	<p>This submission requests that part of the I-01 site in Little Island, which was zoned for industrial use in the Draft LAP, be rezoned for enterprise use. The submission claims that a) increased flexibility is need on employment land to continue to attract foreign direct</p>	<p>The Cork County Development Plan 2009 has identified Little Island as a Strategic Employment Centre It is an objective of that plan (ECON 3-2) to</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			investment into Cork, b) the location of subject lands, on the Atlantic Corridor, are ideally located to provide a wider range of employment opportunities, c) there is limited Greenfield land available and any available land should be maximised to ensure the area can function as a strategic employment centre.	ensure that sufficient land is available industrial related development in the area. The I-01 site is key location for the provision of such developments. It is not envisaged that enterprise related development will be accommodated on this site over the lifetime of the Local Area Plan. No change is recommended to the I-01 zoning.
BYDLAP1 1/845	Little Island	Scally, Joe, Margaret and Mark.	This submission requests that a) the boundary of the proposed X-01 zoning be amended to reflect land ownership. b) wider infrastructural issues, such as vehicular and public transport accessibility and services connections are provided in a timely manner. The submission includes additional text to be included in DB-02. c) the procedure for preparation of the masterplan is set out in detail. Additional text to be included in paragraph 4.4.15 is included. d) the range of uses to be accommodated on site should not be specified but rather be determined during the masterplan process and be flexible enough to respond to changing economic conditions. Additional text to be included in paragraph 4.4.16 is included.	Consideration will be given to the issues raised. See amendment BY.03.04.01 (appendix b)
BYDLAP1 1/865	Little Island	Euro Business Park Management Ltd	This submission requests that a) the LAP clarify what zoning applies to the lands identified in Little Island. b) the LAP, Under Section	The site is included in the Zone B area that is susceptible to flooding. In

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>4.3.4, facilities the development of small scale cafe's and Kiosks in proximity to areas of high density employment and that such uses be seen as ancillary to the established industrial and business uses in the area. c) Additional text should be included under section 4.3.6 to recognise the need not only to protect the quality of life of local residents but also of the 5000 work force in the region. This can be achieved by ensuring the provision of adequate facilities to cater for their needs throughout the working day.</p>	<p>relation to the provision of small scale café's, it is not recommended that the Local Area Plan be amended to include specific reference to such development in Little Island. Any application for such uses will be considered as part of the planning application process having regard to proper planning considerations.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/882	Little Island	Little Island Community Association	<p>This submission raises a number of issues relating to the overall development of Little Island. a) The submission highlights concerns over the Little Island Settlement map. The vagueness of the map, the submission suggests, represents a slackening in determination in relation to the protection and enhancement of residential amenities. The LAP needs to address this issue and afford appropriate protection to the definable residential areas within the Island. b)the submission suggests that the landuse requirement projections as set out in the plan as meaningless as they are based on past growth rates. The submission suggests a detailed land use study, which includes an assessment of ghost industrial estates, be undertaken prior to further rezoning on the island. c) in relation to harbour Point, The submission requests that the entire site is retained as open space. If this cannot be achieved a minimum of 50 acres must be retained for passive and active</p>	<p>Consideration will be given to the issues raised.</p> <p>See amendment BY.03.04.03 (appendix b)</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			amenity purposes. d) the submission requests that an objective be included to improve or extend amenities on Little Island. e) The submission questions the usefulness of the O-01 zoning as an amenity zoning given its remoteness from the general population. f) the submission requests that a Land Use Transportation Study be undertaken for Little Island. This study should examine how to improve the level of road infrastructure, public transport accessibility and pedestrian facilities serving the Island.	
BYDLAP1 1/985	Little Island	Heineken Ireland	This submission proposes that a portion of the lands zoned I-03 at Little Island be zoned for a mix of business and enterprise activities. the submission claims that this rezoning is required to a) respond to a national need for more flexibility in employment land and b) provide a more diverse range of employment opportunities. The submission claims that a) given its road connections and access to public transport, Little Island is an appropriate location for enterprise related developments, b) the development potential of Greenfield sites on Little Island must be maximised.	The Cork County Development Plan 2009 has identified Little Island as a Strategic Employment Centre. It is an objective of that plan (ECON 3-2) to ensure that sufficient land is available industrial related development in the area. The I-03 site is key location for the provision of such developments. It is not envisaged that enterprise related development will be accommodated on this site over the lifetime of the Local Area Plan. No change is recommended to the I-03 zoning.
BYDLAP1 1/1007	Little Island	O'Flynn Construction Co	This submission seeks that the Blarney Electoral Area Local Area Plan a) acknowledge Eastgate as a strategic location for business and	The Cork County Development Plan 2009 has identified Little Island as a

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>retail development within Metropolitan Cork and that Eastgate be zoned X-01 Strategic Opportunity Site with an objective to provide commercial, retail and employment uses. b) the flood risk zoning proposed in the LAP which affects the lands identified in the submission be removed.</p>	<p>Strategic Employment Centre. To recognise Eastgate as a strategic location for retail development would undermine the designation of Little Island as a Strategic Employment Centre. It is recommended that Eastgate remain part of the built up area of Little Island.</p> <p>In relation to the flooding maps, a revision will be made to the Draft Indicative Flood Extent Map so as to correspond with the latest Lee CFRAMS map as it relates to Little Island.</p> <p>It is recommended that the land use zoning map be amended to reflect the latest information on flooding in Little Island.</p> <p>See proposed amendment BY.03.04.05 and the related mapping change.</p>
BYDLAP1 1/1034	Little Island	Wexport Ltd	<p>This submission requests that lands in Little Island are zoned for industrial use. The lands to the south west of Little Island were previously zoned for open space but were included in the built up area of Little Island in the Draft LAP. The submission claims that</p>	<p>The land identified in this submission is now considered part of the built up area of Little Island. Any application for the extension of adjacent industrial</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			this zoning would secure Wexports ability to deliver its expansion plans in the area.	facilities will be considered in light of new policy guidelines as set out in section 2 of the LAP. It is recommended that no change be made to the LAP.
BYDLAP1 1/850	Lower Dripsey	O'Regan, Jackie	This submission requests that provision is included in Lower Dripsey to develop a pedestrian walkway to the river and along the river bank, which would ultimately tie into the development of the Lee Valley harbour as a significant tourism and leisure amenity.	Consideration will be given to including a general objective in section 2 of the Blarney Plan to recognise the potential for riverside walks in appropriate locations. See amendment BY.02.02.01 (appendix b)
BYDLAP1 1/708	Matehy	Roche, Peter	This submission requests that Matehy, which is currently designated as a village nucleus, be reclassified as a village in the settlement hierarchy. The submission provides a number of reasons for this reclassification: 1) the range of facilities available and the population in the surrounding hinterland are more akin to the characteristics of a village, as set out in the CDP, than those of a village nucleus. 2) The level of one off development in the surrounding hinterland suggests there is a requirement for 46 units in the area over the lifetime of the next LAP. The scale of development proposed for Matehy, 4 units, would not meet this demand and would accentuate the growth of one off units in unsustainable rural locations, contrary to the National Spatial Strategy and Sustainable Rural Housing Guidelines. 3) Cork County Council have already indicated they were will to accept	The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas" and represent the planning authority assessment on what constitutes an appropriate scale of development in Matehy, having regard not just to the level of infrastructure provision but also the existing grain of development in the area. It is therefore recommended that Matehy is not

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			a higher level of development in Matehy and agreements have been put in place to facilitate the provision of water and wastewater services.	reclassified as a Village and no change is made to the overall scale of growth set out for this settlement in the Draft LAP.
BYDLAP1 1/876	Monard	Rossdale Enterprises	This submission requests that additional lands, to the south of the rail line at Monard, be zoned for a mix of residential, commercial and industrial uses. The submission claims that the location of the site and its proximity to the new train station makes it a suitable location for development. The lands currently lie within the metropolitan greenbelt and are zoned A1 and A2 agriculture.	The boundary for the Monard SDZ has been finalised with work on preparing the planning already underway. It is therefore not possible to include additional lands within the SDZ boundary. It is recommended that no change be made to the LAP.
BYDLAP1 1/953	Monard	O'Flynn Construction	This submission requests that Paragraph 5.3.6, which places a requirement on developers to provide school building, be removed from the LAP. The Submission claims that this requirement to provide schools is a) over stepping the legislative power of the local authority, b) contradicts the approach taken in other areas within the County (Waterrock Masterplan), c) onerous and would undermine the viability of works commencing at Monard and d) would be better dealt with at the SDZ stage as opposed to the LAP stage. The submission also claims that the population, household and dwelling targets should be regularised, with a more realistic 2020 set out.	The preparation of the planning scheme for the Monard SDZ commenced recently. Once the details of the scheme are prepared, there will be a period of public consultation when members of the public can make submissions on specific elements of the scheme such as the provision of educational facilities. It is recommended that no change be made to the LAP.
BYDLAP1 1/1006	Monard	Murphy, John, Patrick and Timothy	This submission requests that additional lands are included as part of the Strategic Development zone at Monard.	The boundary for the Monard SDZ has been finalised with work on

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>preparing the planning already underway. It is therefore not possible to include additional lands within the SDZ boundary.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/972	Rathduff	Ramisen LTD	<p>This summary suggests that the planning strategy for Rathduff as outlined in the LAP is a retrograde step and the previous development objectives should be retained in full. The submission claims that the new objective will undermine a current application in Rathduff for 26 number units and associated ancillary development works. The submission requests that objective DB-01 for Rathduff is amended to read as follows; "Within the development boundary of Rathduff it is an objective to require any additional development in the period 2010-2020 to be in accordance with planning guidelines, specifically the Sustainable Residential Development in Urban Area Guidelines.</p>	<p>The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas" and represent the planning authority assessment on what constitutes an appropriate scale of development in Rathduff, having regard not just to the level of infrastructure provision but also the existing grain of development in the area. In relation to existing planning permissions within the smaller settlements, it is not necessary to include these as the Planning and Development Act 2010 makes provision for extending unimplemented planning permission in light of economic considerations</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				beyond the control of the applicant which substantially militated against the commencement of development pursuant to the planning permission. It is recommended that no change be made to the LAP.
BYDLAP1 1/693	Stuake/Donoughmore	Joe O'Connell	This submission requests that the development boundary of Stuake be amended to include additional lands for town centre related developments.	Consideration will be given to amending the map and including additional land within the development boundary. See amendment BY.03.14.01 (appendix b)
BYDLAP1 1/778	Tower	Lynch, Kevin	The submission highlights the problems that through traffic have created in Tower. The submission requests that the LAP identify measures that will make Tower a more pedestrian friendly environment. Such measures include: a review of road footpath, layouts, traffic calming measures and speed limit reductions. The submission also recommends that a site is identified to provide additional parking at the school in Cloghroe.	Consideration will be given to issues raised. See amendment BY.03.10.01 (appendix b)
BYDLAP1 1/796	Tower	Coleman Brothers	This submission requests that the LAP defines how the old Hydro complex in Tower will be developed in the future. The submission suggests that the site could accommodate a retirement village or convalescence facility given the availability of services in the locality.	The lands identified in the submission lie in the Metropolitan Greenbelt and as such its development is governed by the relevant greenbelt

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>policies as set out in the County Development Plan. The site is not contiguous with the existing development boundary and it is not intended to include the site within that boundary.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/978	Tower	Cunningham, Tommy	<p>This submission requests that the development boundary of Tower be extended to include a 2.25 ha site to the north, on which planning permission has been granted for 5 dwellings in 2006. The submission claims that the site is fully serviced and the proposed extension would just recognise its long established suitability for low density residential development.</p>	<p>Sufficient land has been provided within the development boundary of Tower to accommodate future growth.</p> <p>It is therefore recommended that the lands identified in the submission are not included within the development boundary.</p>
BYDLAP1 1/722	Upper Glanmire	Murphy, Barry	<p>This submission requests that additional lands be included within the development boundary of the village of Upper Glanmire. The submission claims that the scale of development set out for Upper Glanmire will not facilitate the target population growth for the village nor will it fund the necessary infrastructural improvements required.</p>	<p>The site is located to the south west of Upper Glanmire and is within the selected route corridor for the Northern Ring Road. To zone this land would undermine the delivery of this important infrastructure.</p> <p>It is recommended that no change be made to the development</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				Boundary of Upper Glanmire.
BYDLAP1 1/555	Whitechurch	Eileen Geaney	This submission agrees with the objective to plan for a maximum 50 additional units in the village over the lifetime of the plan and that future development respect the rural character of the area. It states that priority should be given to finishing unfinished estates in the village. The submission welcomes the objective to facilitate employment opportunities in the retail sector in the village. It recommends that an extension to the cemetery be provide. Provision should be made to enhance cultural development in the area.	The issued raised in this submission are noted. It is recommended that no change be made to the LAP.
BYDLAP1 1/703	Whites Cross	Forde, J.	This submission requests that additional lands to the north of Cork City be zoned for residential development. The lands currently lie within the Metropolitan Greenbelt and are zones A1 agriculture.	Sufficient land has been provided within the development boundary of Cork City North Environs to accommodate future residential development. It is therefore recommended that the lands identified in the submission are not zoned for residential development.
BYDLAP1 1/439	Other	Michael Fitzgerald	Proposed extension of the A3 zoning in Mount Desert, Lee Road	The rezoning of land from A1 to A3 agriculture does not fall within the remit of the LAP review as it is part of the County Development Plan. It is recommended that no change be made to the LAP.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
BYDLAP1 1/440	Other	Michael Fitzgerald	Proposed extension to the A3 zoning at Mount Desert, Lee Road.	<p>The rezoning of land from A1 to A3 agriculture does not fall within the remit of the LAP review as it is part of the County Development Plan.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/684	Other	Buckley, Mr & Mrs	This submission requests that additional lands to the north of Cork City be zoned for residential development. The lands currently lie within the Metropolitan Greenbelt and are zones A1 agriculture.	<p>Sufficient land has been provided within the development boundary of Cork City North Environs to accommodate future residential development.</p> <p>It is therefore recommended that the lands identified in the submission are not zoned for residential development.</p>
BYDLAP1 1/712	Other	Walsh, Michael	This submission requests that lands at Carrigrohanebeg, currently zoned A1 agriculture, be rezoned to A3 to cater for the future residential needs of a local family.	<p>The rezoning of the metropolitan Greenbelt does not fall within the remit of the Local Area Plan Review.</p> <p>It is recommended that no change be made to the LAP.</p>
BYDLAP1 1/763	Other	Whitebon Developments	This submission requests that Ballyshoneen be designated as either a village nuclei or as an "other location" in the settlement hierarchy. The submission also identifies lands in the area that could accommodate future	<p>There are a sufficient number of settlements in the Settlement Hierarchy.</p> <p>It is recommended that no additional</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			residential development.	settlements are included.
MMDLAP 11/805	Other	Meehan, John; O'Connell, Deborah; Murphy, Donie	This submission proposes to retain the A3 metropolitan greenbelt designation at Leemount Cross, Carrigrohane.	Noted. There are a sufficient number of settlements in the Settlement Hierarchy. It is recommended that no additional settlements are included.
MMDLAP 11/809	Other	Murphy, William	This submission supports the provision of a dwelling house at Leemount Cross under planning ref. 09/4389. The submission states that the site is centrally located and the provision of a house would address the current problems with anti-social behaviour.	This submission relates to a development management concern. It is therefore recommended that no change is made to the Local Area Plan,
BYDLAP1 1/926	Other	Ahearne, Paddy and Ciara	This submission requests that a portion of Leemount Cross is removed from the Metropolitan Greenbelt is given a development boundary and reclassified as a village Nucleus.	There are a sufficient number of settlements within the settlement hierarchy of the Blarney Electoral Area. It is recommended that no additions be made to the settlement hierarchy.

Appendix B County Manager's Recommended Amendments to the Draft Blarney Electoral Area Local Area Plan

Proposed Amendments to the Blarney Draft Electoral Area Local Area Plan

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

The preparation of this appendix is an important part of the process that the Council has followed in order to meet the requirements for the preparation of the new local area plans as set out in section 20 of the Planning and Development Acts. These recommendations will become part of the formal amendment proposals to be issued for public consultation unless the Elected Members of the County Council pass a resolution to the contrary within the time allowed under the Acts (Tuesday 5th April 2011). Once public consultation is completed on all the proposed amendments, the final decision on whether or not they should be included in the plan will be made by a resolution of the Elected Members of the Council. Resolutions in relation to all these matters need to be made at least 50% of the elected members of the Planning Authority. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development.

In addition to the material changes detailed in this document, a number of non material changes relating to the procedural and factual content (including factual matters, links and references to objectives in the County Development Plan 2009, the inclusion of mapped information already shown in the County development Plan 2009 and further information concerning the environmental effects of the plan) will be included in the plan before it is finalised.

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

List of Draft Proposed Changes

Ref.	Draft Change Title	Page No.
Section One: Introduction		
BY 01.06.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p>“Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p>Note: this change refers to the text of the draft plan</p>	5
BY 01.06.02	Insert a new objective following the previous amendment:	5

	<p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan</p>	
<p>BY 01.07.01</p>	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p>Note: this change refers to the text of the draft plan</p>	<p>7</p>
<p>BY 01.07.02</p>	<p>Replace paragraph 1.7.10 with new text:</p> <p>1.7.10 In the course of preparing this plan, all land under active consideration for ‘zoning’ for future development (including ‘zonings’ inherited from previous plans) that now conflict with the level of flood risk have been subjected to the ‘Justification Test for development plans’ set out in section 4 of the ministerial guidelines and, generally, ‘zonings’ that do not satisfy the requirements of the test have been omitted or ‘re-zoned’ to flood compatible uses in this plan. Sometimes, where the flood risk zone affects only a small part of a site, the zoning has been maintained but the objective for the site modified so that, after a detailed site-specific study, built development can avoid the areas at risk.</p> <p>In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have not been included as zoned land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict</p>	<p>7</p>

	<p>with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p>Note: this change refers to the text of the draft plan</p>	
<p>BY 01.07.03</p>	<p>Replace Paragraph 1.7.12 with the following:</p> <p>1.7. 12 Many parts of this Electoral Area are not subject to the specific zoning objectives in this plan, perhaps because they are part of the existing built up area (i.e. within the development boundary) of one of the main towns, form part of an 'un-zoned' area within the development boundary of a key village or smaller settlement or are within the rural area beyond the development boundaries that apply to settlements. 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'. In particular, a site specific flood risk assessment will be required which should include:</p> <ul style="list-style-type: none"> ● Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics; ● Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels; ● Assessments of: <ul style="list-style-type: none"> – All potential sources of flooding; – Flood alleviation measures already in place; – The potential impact of flooding on the site; – How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress; – Proposals for surface water management according to sustainable drainage principles; – The effectiveness and impacts of any necessary mitigation measures; – The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and – A summary sheet which describes how the flood risks 	<p>7</p>

	<p style="text-align: center;">have been managed for occupants of the site and its infrastructure.</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> ○ 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. ○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search). ○ 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. 	
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	<ul style="list-style-type: none"> ○ Site cross sections or spot levels, including the river and surrounding lands. ○ Description of the site and surrounding area, including ground conditions, levels and land use. ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> ○ further study; ○ revision of proposals to avoid area shown at risk of flooding; or <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B).</p> <p>Note: this change refers to the text of the draft plan</p>	
<p>BY 01.07.04</p>	<p>Amend Paragraph 1.7.13 to include word “detailed” in this paragraph. The paragraph will now read as follows;</p> <p>1.7.13 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</p> <p>Note: this change refers to the text of the draft plan</p>	<p>8</p>
<p>BY 01.07.05</p>	<p>Replace Objective FD 1-4 with the following;</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In order to achieve this, proposals for development in areas identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment which should include:</p> <ul style="list-style-type: none"> ● Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics; ● Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels; ● Assessments of: <ul style="list-style-type: none"> – All potential sources of flooding; 	<p>8</p>

	<ul style="list-style-type: none"> -Flood alleviation measures already in place; -The potential impact of flooding on the site; -How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress; -Proposals for surface water management according to sustainable drainage principles; -The effectiveness and impacts of any necessary mitigation measures; -The residual risks to the site after the construction of any necessary measures and the means of managing those risks; <p>and</p> <p>-A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</p> <p>“Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.7.12 of this plan”</p> <p>Note: this change refers to the text of the draft plan</p>	
Section Two: Local Area Strategy		
<p>BY.02.02.01</p>	<p>Include additional text in tourism section (paragraph 2.2.32) to acknowledge the importance of Cork Harbour and of associated marine leisure infrastructure. The proposed change should read as follows;</p> <p>2.2.33 Blarney is one of the three electoral areas surrounding Cork Harbour. As the second largest natural harbour in the world, Cork Harbour makes an important economic, environmental and recreational contribution to Cork City and the wider Metropolitan Cork area. As well as its role as a traditional port, the harbour has an extensive maritime and military history which is the basis for a strong tourism product e.g. Spike Island.</p> <p>2.2.34 The Harbour as a recreational resource cannot be underestimated. In recognition of this, the Council have developed the ‘Marine Leisure Infrastructure Strategy for the Southern Division of Cork County Council 2010-2020’, which includes Cork Harbour. This Strategy includes actions to promote high quality infrastructure, good water quality and improvement to key access points. Marine leisure activity audit maps and location audit factsheets and maps have also been prepared as part of the Strategy.</p> <p>2.2.35 Gaining access to the water is seen as an increasingly difficult issue for recreational users of the harbour. A number of locations in the Blarney Electoral Area that would benefit from improved access facilities to the water have been identified including Glanmire and Little Island. In addition, opportunities for a range of water and land based activities around the Harbour have also been identified and mapped as part of the Marine Leisure Infrastructure Strategy.</p>	<p>12</p>

	<p>2.2.36 It is also recognised that there is potential to develop water based activities at Inniscarra Lake and to create sustainable links between the lake and villages in proximity to Inniscarra.</p> <p>Note: this change refers to the text of the draft plan</p>	
BY.02.02.02	<p>Amend Objective LAS 2-1, to ensure adequate protection is given to Natura 2000 site from wastewater discharges. The objective will now read as follows;</p> <p>In line with the principles set out in the County Development Plan 2009, and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, is already in a programme or is to be provided in tandem with the development. is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p> <p>Note: this change refers to the text of the draft plan</p>	13
BY.02.02.03	<p>Amend objective LAS 2-2 to acknowledge that future projects will be subject to Strategic Environmental Assessment, Habitats Directive Assessment and Environmental Impact Assessment. LAS 2-2 will read as follows;</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Appropriate Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment.</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p> <p>Note: this change refers to the text of the draft plan</p>	14
BY.02.02.04	<p>Include new objective LAS 2-3 after Objective LAS 2-2 , to provide protection for all designated natural heritage sites and protected species in the Blarney Electoral Area. This new objective shall read as follows:</p> <p>LAS 2-3 It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within the Blarney Electoral 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 (see Map x).</p>	14

	Note: this change refers to the text of the draft plan	
BY.02.02.05	<p>Include new objective, LAS 2-4, after objective LAS 2-3, to acknowledge the need to maintain ecological corridors and areas of local biodiversity value. This new objective shall read as follows:</p> <p>LAS 2-4 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 the Blarney Electoral Area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</p> <p>Note: this change refers to the text of the draft plan</p>	14
Section Three: Settlements and Other Locations		
BY.03.01.01	<p>Amend the Enterprise Zoning in the draft plan to allow for business development in Blarney Business Park. The proposed changes are</p> <p>1.4.13 Given its location on the rail corridor and in close its proximity to the proposed train station; this site has the capacity to accommodate significant employment generating developments. Therefore, it is proposed to designate these lands for enterprise business related developments (excluding retailing and retail warehousing). Inappropriate uses on site include care sales and retail.</p> <p><u>Enterprise Business Objective</u></p> <p>E B-01 Enterprise Business development – office based development with strong pedestrian connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies. Retailing is not considered an appropriate use on site. 7.6–20.8</p> <p>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</p>	22
BY.03.01.02	<p>Amend the wording of the X-02 (old Blarney Park hotel site and adjacent lands) objective to highlight the importance of retaining and reinforcing a buffer on the eastern edge of the site. The objective will now read as follows;</p> <p>X-02 a) Blarney Park Hotel Site: To include a range of town centre uses including a hotel, a leisure centre, offices, residential and appropriate, convenience, comparison and tourism related retail uses. The western edge of the site will need to be retained as open space boundary of the site will need to be reinforced in order to protect the existing character of the area and views of the Castle. Consideration will be given to the realignment of the R-617 as part of any development proposals on site. 3.8–9.0</p> <p>Note: this change refers to the text of the draft plan</p>	23
BY.03.01.03	<p>Amend paragraph 1.2.35 to include reference to Scenic Route S39 and the need to preserve its character. The paragraph will now read as</p>	19

	<p>follows:</p> <p>1.2.35 There are two scenic routes in Blarney. The first Scenic Route Number S39 is the R617 which runs between Clogheen, Tower and Blarney. The second route follows The road following the river valley north of Blarney to Grenagh and is designated in the County Development Plan 2003 as a Scenic Route Number (S40). It is an objective of the County Development Plan 2009 (ENV 2-11 “to preserve the character of those views and prospects obtainable from scenic routes identified in this plan”).</p> <p>Note: this change refers to the text of the draft plan</p>	
<p>BY.03.01.04</p>	<p>Include additional text after paragraph 1.4.4 and an additional objective, after DB-05, reinforcing the importance of protecting the tourism function of Blarney. The additional paragraphs will read as follows:</p> <p><i>1.4.5 As highlighted earlier, tourism is a significant industry in Blarney. The tourism offer has expanded in recent times and now includes Blarney House and the wider estate and gardens. As a result of this growth, there is a need to have regard to the impacts of proposed developments on both Blarney Castle and the wider Blarney Estate. Future development initiatives within the vicinity of the Estate should not compromise the landscape and heritage character of the area on which the local tourism economy relies.</i></p> <p><i>1.4.6 When assessing development proposal in the vicinity of the Estate, regard should be given to the Department of the Environment, Heritage and Local Government “Guidelines on Architectural Heritage Protection”, which acknowledge that new development can have a negative impact on a protected structure, even when the proposal is detached from the protected structure and outside the cartilage of the attendant grounds.</i></p> <p><i>DB-07 It is an objective of this plan to ensure adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area</i></p> <p>Note: this change refers to the text of the draft plan</p>	<p>21</p>
<p>BY.03.01.05</p>	<p>Amend DB-01 to acknowledge the need for population growth in the town to be sustainable in nature. The objective shall now read as follows;</p> <p>DB-01 It is an objective of this plan to secure the development of 2,237 new dwellings in Blarney between 2006 and 2020 in order to facilitate the sustainable growth of the town’s population from 2,400 to 7,533 people over the same period.</p>	<p>21</p>

	Note: this change refers to the text of the draft plan	
Cork City North Environs		
BY.03.02.01	Amend Boundary and specific objective of X-01 (Ballyvolane masterplan) site to include lands previously zoned for open space. This is a mapping change. Note: this change refers to the zoning map for the settlement.	32
BY.03.02.02	Include additional objective in the X-01 Ballyvolane masterplan site to require the masterplan to consider the provision of an appropriate range of health care facilities. The proposed objective will read as follows: "r) Provision of an appropriate range of health care facilities." Note: this change refers to the text of the draft plan	29
BY.03.02.03	Amend Development Boundary of Cork City North Environs to include additional lands, previously zoned in 2005, for open space use. Delete open space objectives now incorporated into X-01 site. Include new open space objective, which allows for limited housing development, the new objective will read as follows; O-03—Open space for public recreation including the provision of playing pitches. <i>Open space that fulfils an important function in providing a strategic gap between the City boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses. 22.4 ha</i> O-04—Open space for public recreation including the provision of pedestrian walks and play areas—4.8 Note: this change refers to both the text of the plan and to the zoning map for the settlement.	31
BY.03.02.04	Amend the specific objective of the O-01 site to allow for additional uses. The new objective will read as follows; O-01 Open space for public recreation including the provision of playing pitches, amenity walks, pitch and putt course, children's playground, open parkland, areas of urban forestry <i>and ancillary facilities directly linked to the provision of recreational facilities included in this objective, subject to appropriate scaling and siting mat be accommodated.</i> Note: this change refers to the text of the draft plan	31
BY 03.02.05	Include additional text in paragraph 2.4.28 and an additional objective allowing for business development in Cork City North Environs. The text and the supporting objective will read as follows;	31

	<p>2.4.28 In the 2005 Local Area Plan, four areas were set aside for industry and enterprise development. These areas either were deemed to have business development potential as they were generally extensions to existing established areas or are well located in relation to the road network. One site was developed during the lifetime of the previous Local Area Plan. Where appropriate, these zonings have been retained with specific objectives modified to reflect changes to employment zonings set out in the County Development Plan (see Section 1 for a detailed explanation of employment zonings). An additional zoning has been included in this plan to accommodate some business development in the area. This new site is adjacent to one of the principle employment centres in the North Environs, the Kilbarry Strategic Employment Centre. The site is also in close proximity to the proposed rail station in Blackpool. Integral to the development of these lands is the need to improve both vehicular and pedestrian accessibility to the site. Significant improvements to the local road network will be required to accommodate the traffic generated from the proposed development. Part of these improvements will require the provision of appropriate pedestrian and cycling infrastructure.</p> <p>2.4.29 The specific business objectives for Cork City – North Environs are set out in the following table:</p> <p>B-02 Business development – to include appropriate improvements to the local road network to facilitate improved vehicular, cyclist and pedestrian site access.</p> <p>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</p>	
BY.03.02.06	<p>Amend DB-01 to acknowledge the need for population growth in the town to be sustainable in nature. The objective shall now read as follows;</p> <p>DB-01 It is an objective of this plan to secure the development of a minimum 2337 new dwellings in Cork City North Environs between 2010 and 2020 in order to facilitate the sustainable growth of the town's population from 4,372 to 9,100 people over the same period.</p> <p>Note: this change refers to the text of the draft plan</p>	28
Glanmire		
BY.03.03.01	<p>Dezoning of land zoned for community use (C-02), which will now be included within existing built up area Delete corresponding C-02 objective.</p> <p>C-02 Provision for community facilities and uses to support residential amenity</p> <p>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</p>	37
BY.03.03.02	Amend R-03 zoning objective, previously high density, to allow for	36

	<p>medium density residential development. The objective will now read as follows:</p> <p>“High Medium density residential development (apartments or duplexes)</p> <p>Note: this change refers to the text of the draft plan .</p>	
<p>BY.03.03.03</p>	<p>Amend X-01 zoning objective, Dunkettle Masterplan, to clarify position in relation to the provision of educational facilities and to provide a measure of protection to areas of local biodiversity value.</p> <p>m) proposals for the provision and construction of a site for a primary school to meet the educational requirements of those likely to live in the development, including the timing of their construction,</p> <p>o) demonstrate how the protection and enhancement of biodiversity will be successfully achieved. This zone is adjacent to Cork Harbour Special Protection Area and Dunkettle Wood proposed Natural Heritage Area. Development planned for this area will should be planned to ensure that favourable conservation status of these sites can be protected, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. 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. Buffer zones are likely to be required between any development proposed for this area and the SPA. The size of the buffer zone will be determined at project level.</p> <p>Note: this change refers to the text of the draft plan</p>	<p>39</p>
<p>BY.03.03.04</p>	<p>Amend the section on the provision of educational facilities in Glanmire to reflect issues highlighted in submission from the Department of Education and Skills. The Section will now read as follows;</p> <p>Education</p> <p>3.2.9 The Department of Education and Skills did not identify a requirement for a new primary school in Glanmire based on the 2020 forecast population of 9,738 set out in the 2004 Regional Planning Guidelines. However, the revised population target of 10,788 will give rise to a new requirement for approximately 11 additional classrooms at primary school level and 204 post-primary school places. The Department of Education and Skills have since indicated that it is likely that there will be a need for a new 16 classroom primary school and that land zoning provision should be made for this, two new 16 Classroom primary schools (1.6 hectares) are needed for Glanmire. A site for one of these school will be set aside as part of the X-01 masterplan preparation process. The second school, which will provide accommodation for an existing school which is in</p>	<p>33-34</p>

	<p><i>rented accommodation, should be provided at a suitable location in Glanmire. When considering potential sites for a primary school within the boundary, consideration should be give to the following issues</i></p> <ul style="list-style-type: none"> • The proposed location should be capable of meeting the educational needs of the school, • It should be located in close proximity to population centres so as to reduce the need for car based journeys. • The capacity of the local road network to accommodate the traffic generated by the proposal. <p>Note: this change refers to the text of the draft plan</p>	
BY.03.03.05	<p>Amend DB-01 to acknowledge the need for population growth in the town to be sustainable in nature. The objective shall now read as follows;</p> <p>It is an objective of this plan to secure the development of a minimum 1889 new dwellings in Glanmire between 2010 and 2020 in order to facilitate the sustainable growth of the town's population from 8,385 to 10,788 people over the same period.</p>	35
Little Island		
BY.03.04.01	<p>Amend development boundary of X-01 site to facilitate delivery of Masterplan.</p> <p>Note: this change refers to the zoning map for the settlement.</p>	46
BY.03.04.02	<p>Amend paragraph a of the specific objective on the X-01 masterplan site in Little Island to remove reference to retailing. Part a of the objective will now read as follows;</p> <p>a) Appropriate uses on site, including primarily business uses but also a hotel and significant open space. Retail uses are not considered appropriate on site</p> <p>Note: this change refers to the text of the draft plan</p>	45
BY.03.04.03	<p>Remove X-02 zoning objective and include as built up area.</p> <p>Lands to the west of Little Island</p> <p>4.4.18 Because the area concerned is located close to a number of hazardous industrial installations, it was considered appropriate to designate this area with a special zoning objective.</p> <p>4.4.19 Parts of this site, are affected by flooding, Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposal on this site.</p> <p>X-02</p> <p>a) Business (no significant retail element) development. This development is subject to satisfactory traffic management</p>	45

	<p>proposals and the requirements of the Health & Safety Authority.</p> <p>b) Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</p>	
<p>BY.03.04.03</p>	<p>Include additional text, within section 4.4, to enhance protection afforded to residents of little Island. The text to be inserted after paragraph 4.4.2, shall read as follows;</p> <p>4.4.3 While it is important to acknowledge the strategic nature of Little Island and its function in supporting the economy of the wider Metropolitan area, it is essential that future development does not adversely impact upon the amenity of existing residents. Industrial related developments in close proximity to established residential areas will need to ensure that sufficient measures are put in place to protect local residents' amenities.</p> <p>Note: this change refers to the text of the Draft Plan.</p>	<p>43</p>
<p>BY.03.04.04</p>	<p>Amend section on the availability of Business Land, section 4.3.1 to 4.3.3, to reflect current position. The text should now read as follows;</p> <p>Availability of Business Land</p> <p>4.3.1 Currently, there is only According to the Business Land Availability Study (BLAS) 2009, there were 16 hectares of land zoned for general business development in Little Island. Given At part past growth rates, this land will be exhausted in 5 to 6 years. If Little Island is to continue to function as a strategic employment centre, serving the wider Metropolitan Cork Area, the BLAS recommended that additional lands will need to be provided.</p> <p>4.3.2 The most appropriate means of providing this additional land will be by encouraging the redevelopment of brownfield sites particularly on the western side of the island. While these sites can accommodate significant employment based growth, and are not located in close proximity to centres of population, there regeneration will be complicated by the SEVESO uses on site. If such lands cannot be brought forward, new Greenfield sites will need to be zoned to accommodate the anticipated level of growth.</p> <p>4.3.3 In addition to the 16 hectares of land zoned for general business use, a The 2005 Plan also included provision for a further 53 hectares are available for stand alone development on the eastern edge of the island. Given that a number of planning permissions for smaller units have been granted on the southern corner of the site, it appears that the site has some potential to accommodate general business development and should be zoned to allow for such development.</p> <p>4.3.4 <i>In addition to providing additional land to accommodate future development, consideration will need to be given to addressing the issue of vacant units on Little Island. The bi annual Business Land Availability Study, which will be undertaken in the second half of 2011, will attempt</i></p>	<p>43</p>

	<p>to quantify the situation as it exists at that time. If the study finds that vacancy, in excess of the normal fluctuant vacancy that exists in the sector, is a problem, it will need to be addressed through the phasing of future development and prioritising the occupation of these vacant estates.</p> <p>Note: this change refers to the text of the Draft Plan.</p>	
BY.03.04.05	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Little Island.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	46
Monard		
BY.03.05.01	<p>Amend paragraph 5.3.1 to remove suggestion that the population target for Monard will be achieved by 2020. The paragraph will now read as follows;</p> <p>5.3.1 The 5,000 new houses to be provided at Monard will support a <i>likely ultimate</i> population of up to about 12,000- 13,000 persons. by the year 2020. If the development is planned as a group of interlinked villages, as suggested, it should be possible to complete one village before the development of the next commences.</p> <p>Note: this change refers to the text of the draft plan</p>	48
BY.03.05.02	<p>Amend paragraph 5.3.2 to clarify the extent of employment uses that will be accommodated in Monard.</p> <p>5.3.2 CASP suggests that Monard would be a suitable location for high quality industrial production facilities and it is anticipated that the SDZ process will make <i>some</i> provision for this, <i>as well as for local service employment and some office development.</i> together with other localised areas of employment development and significant office development within the proposed town centre. Reliance will be placed on the development of land outside Monard such as the IDA proposals for Kilbarry and the Blarney Business Park <i>to meet the employment needs of the residents of Monard.</i></p> <p>Note: this change refers to the text of the draft plan</p>	48
BY.03.05.03	<p>Amend paragraph 5.3.4 to clarify position in relation to what level of educational facilities are required. The paragraph will now read as follows;</p> <p>5.3.4 <i>To cater for the intended ultimate population of Monard,</i> it will be necessary to provide the equivalent of a total of five single- <i>up to four two stream</i> primary schools to serve the development. If appropriate, some of these could be provided as two-stream schools and provision should be made for a variety of educational traditions. The role to be played by the existing Rathpeacon National School will need to be resolved through further discussions with the education institutions.</p> <p>Note: this change refers to the text of the draft plan</p>	48

<p>BY.03.05.04</p>	<p>Amend Paragraph 5.3.6 to clarify position in relation to the financing school buildings.</p> <p>5.3.6 Developers will be required to help provide schools construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing.</p> <p>Note: this change refers to the text of the draft plan</p>	<p>48</p>
<p>BY.03.05.05</p>	<p>Include additional text at the end of paragraph 5.3.7, relating to the provision of community facilities. The section will now read as follows;</p> <p>5.3.7 Experience in other new settlement projects has shown that the provision of a community building at the outset of the development not only benefits the community but also benefits developers and the planning authority. This is because, from the commencement of the development through to its completion, there will be a need for the growing community to meet the developers, planning authority officials and local political representatives to discuss the practical aspects of the various phases of the development itself. The lack of a building in which to conduct such meetings, in other new settlement projects, has been an unnecessary source of conflict between the parties. <i>In Monard however, the Local Community Association already has its own centre in place in Rathpeacon, adjacent to the local national school.</i></p> <p>5.3.8 While such a facility will prove invaluable to local residents during the early phases of development, provision should also be made so that the range and quality of community existing community facilities can be enhanced in line with the growth of the settlements' population.</p> <p>Note: this change refers to the text of the draft plan</p>	<p>48</p>
<p>BY.03.05.06</p>	<p>Include additional paragraph outlining the role of the Strategic Environmental Assessment in the preparation of the SDZ plan. The section, to be included after paragraph 5.3.18, will read as follows;</p> <p>Strategic Environmental Assessment</p> <p>5.3.19 It is a requirement of the SEA directive and the Planning and Development (SEA) regulations 2004 to include an environmental report with a draft planning scheme for an SDZ. Following on from the scoping process, an environmental report is currently being prepared for the planned new residential development at Monard as part of this process.</p> <p>Note: this change refers to the text of the draft plan</p>	<p>49</p>
<p>Key Villages:</p>		
<p>Glenville</p>		
<p>BY.03.07.01</p>	<p>Amend T-01 zoning on Land use zoning map to exclude lands inside Manor Wall.</p> <p>Note: this change refers to the zoning map for the settlement.</p>	<p>59</p>
<p>BY.03.07.02</p>	<p>Amend Development Boundary to exclude lands within the Special Area</p>	<p>58</p>

	of Conservation. Note: this change refers to the zoning map for the settlement.	
BY.03.07.03	Amend U-01 objective to have regard to the potential impacts on the Special Area of Conservation. The U-01 will now read as follows; U-01 Develop and maintain pedestrian walk linking new open space areas. The pedestrian walk is within the Blackwater River Special Area of Conservation. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and 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 this site. In particular regard should be had to the protection of Otters their breeding sites and resting places along the proposed river walk. Note: this change refers to the text of the draft plan	58
Tower		
BY.03.10.01	Include additional text and an additional objective supporting the provision of a car park at Cloghroe National School. The additional text, to be inserted after paragraph 10.4.5, will read as follows; 10.4.6 The issue of the lack of public car parking facilities at National School in Cloghroe is of particular concern. The current situation, where roadside parking is the only option available, is not optimal given the potential traffic hazard it creates at peak hours. It is not the intention of this plan to preclude the provision of an alternative parking solution. Consideration may be given to the possibility of using lands adjacent to the school, which are currently outside the development boundary of Tower. The additional objective shall read as follows; DB-01 i) provision should be made for additional car parking facilities in the national School at Cloghroe. Note: this change refers to the text of the draft plan	72
Villages:		
Dripsey		
BY.03.11.01	Amend development boundary objective (G) to remove requirement to provide 2 playing pitches as part of development on lands to south of Dripsey Model Village. g) Development of land to the south east of the village is subject to the provision of two playing pitches Note: this change refers to the text of the plan.	76

BY.03.11.02	<p>Include new open space zoning objective to reserve land for the provision of playing pitches in Dripsey Model village. The new text will read as follows;</p> <p>Open Space</p> <p><i>The specific open space objectives that apply within the development boundary of Dripsey (Model Village) are set out in the following table:</i></p> <p>O-01 Open Space for the provision of Playing Pitches</p> <p>Note: this change refers to the text of the draft plan</p>	76
Killeens		
BY.03.13.01	<p>Replace existing Town Centre zoning with new town centre zoning on hotel site.</p> <p>Note: this change refers to the zoning map for the settlement.</p>	87
Stuake/Donoughmore		
BY.03.14.01	<p>Amend development boundary to include additional land, which will remain as white land.</p> <p>Note: this change refers to the zoning map for the settlement.</p>	92
Other Locations		
Inniscarra		
BY.03.28.01	<p>Include additional text highlighting the importance of Bottlehill to the waste management infrastructure in the county. Paragraph 25.1.3 will read as follows</p> <p>25.1.3 Bottlehill landfill is an integral part of the waste management infrastructure developed by Cork County Council and Cork City Council under the Waste Management Strategy for the Cork Region (1995). It is envisaged that this facility will contribute positively to the reduction in biodegradable municipal waste being disposed of to landfill.</p> <p>Note: this change refers to the text of the draft plan</p>	127
BY.03.28.02	<p>Amend DB-01 to reflect importance of area in terms of energy generation. The DB-01 objective will now read as follows;</p> <p><i>While it is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Inniscarra and apply the relevant County Development Plan objectives when assessing development proposals, it is also important to acknowledge the importance of this other location as a centre of energy production.</i></p> <p>Note: this change refers to the text of the draft plan</p>	128

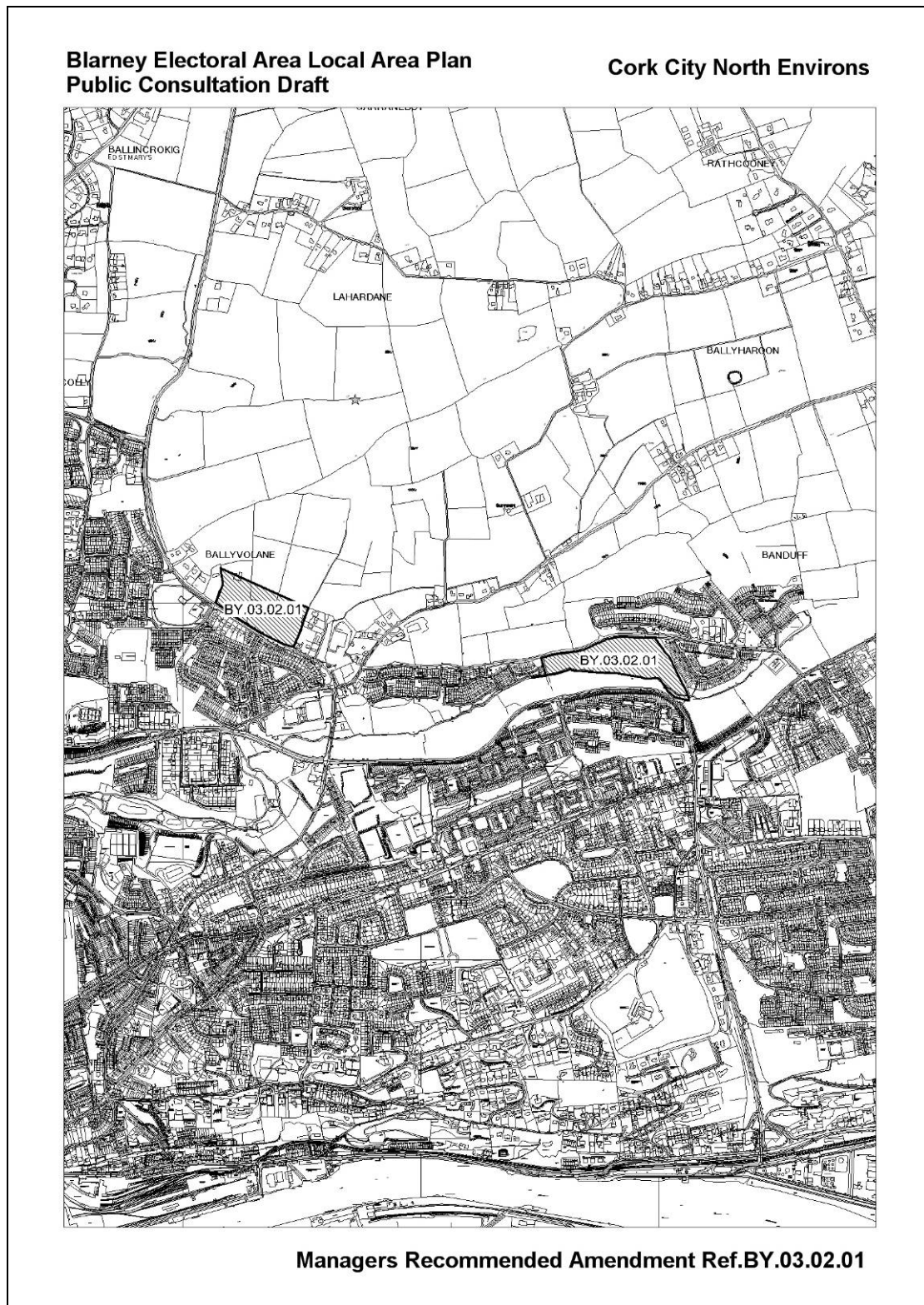
Appendix C

List of Submissions by Interested Party – Blarney Electoral Area

Interested Party	Submission No.	Settlement Name (where relevant)
Ahearne, Paddy and Ciara	BYDLAP11/926	Other
BamGable Developments	BYDLAP11/1268	Electoral Area Wide
Buckley, Mr & Mrs	BYDLAP11/684	Other
Burton, Pat	BYDLAP11/617	Cork City - North Environs
Bus Eireann	BYDLAP11/1106	Electoral Area Wide
Casey, Peter	BYDLAP11/930	Glanmire
Cogan, Maurice	BYDLAP11/724	Little Island
Coleman Brother Development and John Fleming Construction	BYDLAP11/966	Blarney
Coleman Brothers	BYDLAP11/796	Tower
Collins, David	BYDLAP11/782	Blarney
Colthurst, Charles	BYDLAP11/993	Blarney
Construction Industry Federation	BYDLAP11/1133	Electoral Area Wide
Conway, Kevin	BYDLAP11/772	Blarney
Cork City Council	BYDLAP11/1035	Electoral Area Wide
Cork County GAA Board	BYDLAP11/895	Cork City - North Environs
Cunningham, Tommy	BYDLAP11/978	Tower
Curraghnalaght/Ardamadane Residents Group	BYDLAP11/818	Blarney
Dairygold Co-operative Society	BYDLAP11/1037	Carrignavar
Department of Communications, Energy and Natural Resources	BYDLAP11/1105	Electoral Area Wide
Department of Education and Skills	BYDLAP11/1041	Electoral Area Wide
Department of the Environment.	BYDLAP11/1111	Electoral Area Wide
Department of Transport	BYDLAP11/1107	Electoral Area Wide
Diocese of Cork and Ross	BYDLAP11/749	Glanmire
Donovan, Mrs	BYDLAP11/871	Cork City - North Environs
Eileen Geaney	BYDLAP11/555	Whitechurch
Environmental Protection Agency	BYDLAP11/1216	Electoral Area Wide
ESB Properties	BYDLAP11/669	Inniscarra
Euro Business Park Management	BYDLAP11/650	Little Island
Euro Business Park Management Ltd	BYDLAP11/865	Little Island
Forde, J.	BYDLAP11/703	Whites Cross
Glenville Community Council	BYDLAP11/833	Glenville
Heineken Ireland	BYDLAP11/985	Little Island
Hilary Loftus	BYDLAP11/688	Cork City - North Environs
Horgan, Peter, Jim and Tony.	BYDLAP11/936	Cork City - North Environs
Howley, Michael and Verona	BYDLAP11/815	Blarney
Irish Farmers Association	BYDLAP11/1109	Electoral Area Wide
JJ Casey Project Management Limited	BYDLAP11/905	Cork City - North Environs
Joe O'Connell	BYDLAP11/693	Stuake/Donoughmore
JOR Investments	BYDLAP11/468	Blarney
Little Island Community Association	BYDLAP11/882	Little Island
Lynch, Kevin	BYDLAP11/778	Tower
MacMahon, Gerard	BYDLAP11/716	Carrignavar
McCarthy, Paddy and Murnane & O'Shea Ltd.	BYDLAP11/921	Cork City - North Environs
McCarthy, Sheila	BYDLAP11/806	Cork City - North Environs
McElhinney, Sidney	BYDLAP11/1011	Cork City - North Environs
Meehan, John; O'Connell, Deborah; Murphy, Donie	MMDLAP11/805	Other

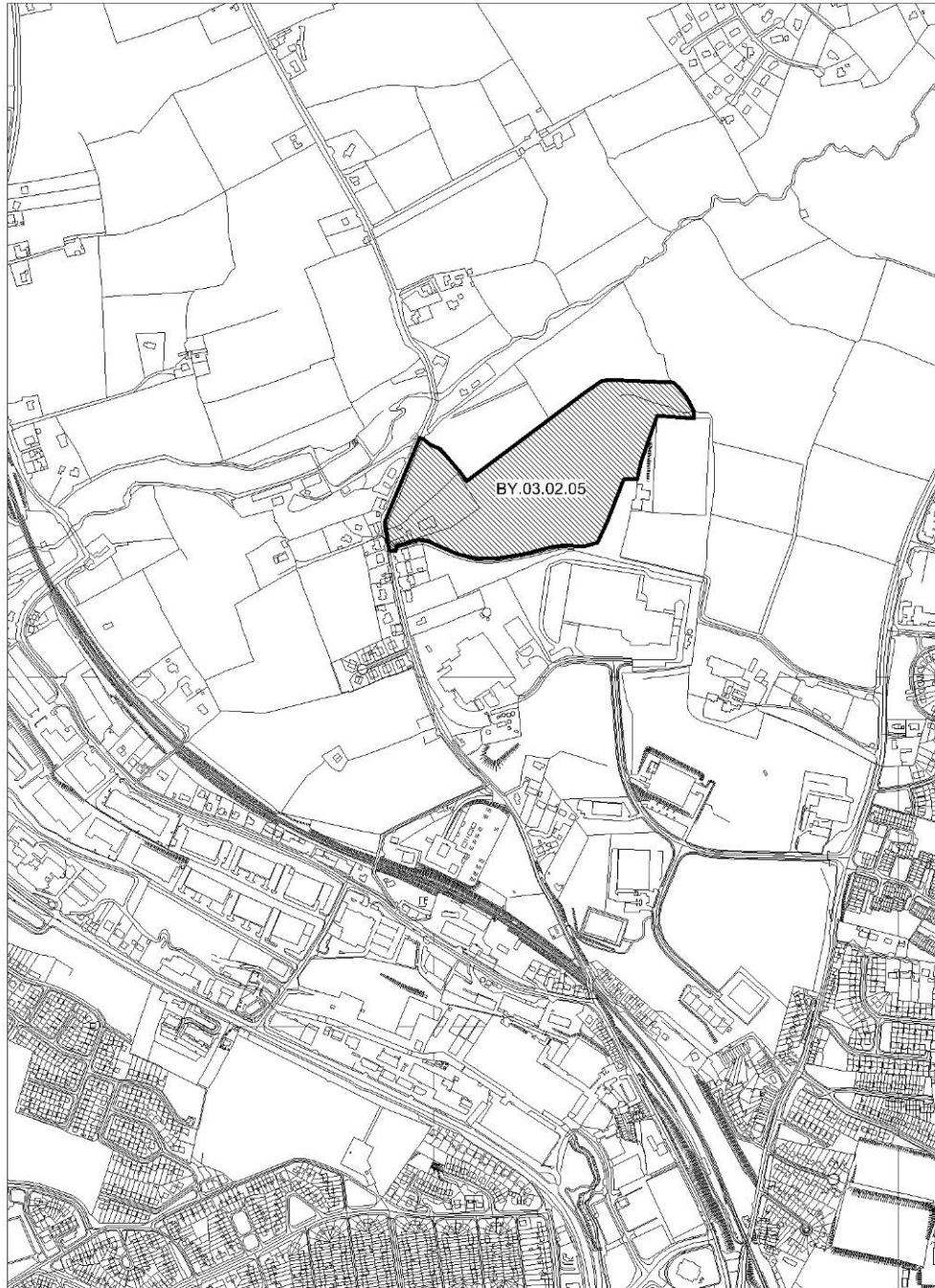
Interested Party	Submission No.	Settlement Name (where relevant)
Meitheal Mara	BYDLAP11/624	Glanmire
Michael Fitzgerald	BYDLAP11/439	Other
Michael Fitzgerald	BYDLAP11/440	Other
Michael Moynihan	BYDLAP11/528	Berrings
Michael Moynihan	BYDLAP11/531	Berrings
MORH Enterprises Limited	BYDLAP10/401	Blarney
MORH Enterprises Limited	BYDLAP10/402	Blarney
Moynihan, Tom	BYDLAP11/719	Glanmire
Murnane O'Shea Limited	BYDLAP11/957	Glanmire
Murphy, Barry	BYDLAP11/722	Upper Glanmire
Murphy, John	BYDLAP11/1002	Dripsey Model Village
Murphy, John, Patrick and Timothy	BYDLAP11/1006	Monard
Murphy, William	MMDLAP11/809	Other
National Roads Authority	BYDLAP11/1044	Electoral Area Wide
O'Brien and O'Flynn	BYDLAP11/931	Glanmire
O'Connell, Donnacha	BYDLAP11/824	Carrignavar
O'Connor, Ted & Dunne, Donal	BYDLAP11/756	Blarney
O'Connor, Ted & Dunne, Donal	BYDLAP11/760	Blarney
O'Donovan, Denis and Angela	BYDLAP11/811	Blarney
Office of Public Works	BYDLAP11/1108	Electoral Area Wide
O'Flynn Construction	BYDLAP11/1113	Electoral Area Wide
O'Flynn Construction	BYDLAP11/941	Cork City - North Environs
O'Flynn Construction	BYDLAP11/642	Kerry Pike
O'Flynn Construction	BYDLAP11/953	Monard
O'Flynn Construction Co	BYDLAP11/998	Cork City - North Environs
O'Flynn Construction Co	BYDLAP11/1007	Little Island
O'Flynn Construction Ltd	BYDLAP11/1045	Glanmire
O'Leary and O'Sullivan Developments Limited	BYDLAP11/890	Courtbrack
O'Regan, Jackie	BYDLAP11/850	Lower Dripsey
O'Sullivan Greene, Michael and Mary	BYDLAP11/697	Courtbrack
O'Sullivan Greene, Michael	BYDLAP11/683	Courtbrack
O'Sullivan, John & Kathleen	BYDLAP11/680	Cork City - North Environs
Quinlan, Anthony	BYDLAP11/828	Glounthaune
Ramisen LTD	BYDLAP11/972	Rathduff
Roche, Peter	BYDLAP11/708	Matehy
Rossdale Enterprises	BYDLAP11/876	Monard
Ryan, Dave	BYDLAP11/861	Cork City - North Environs
Scally, Joe, Margaret and Mark.	BYDLAP11/845	Little Island
Sunberry Residents Association	BYDLAP11/810	Blarney
Twomey, Patrick	BYDLAP11/975	Glounthaune
Walsh, Michael	BYDLAP11/712	Other
Walsh, Redmond	BYDLAP11/696	Cloghroe
Wexport Ltd	BYDLAP11/1034	Little Island
Whitebon Developments	BYDLAP11/763	Other
Whitebon Developments Ltd.	BYDLAP11/492	Berrings

Appendix D - Proposed Map Changes



**Blarney Electoral Area Local Area Plan
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Cork City North Environs



Managers Recommended Amendment Ref.BY.03.02.05

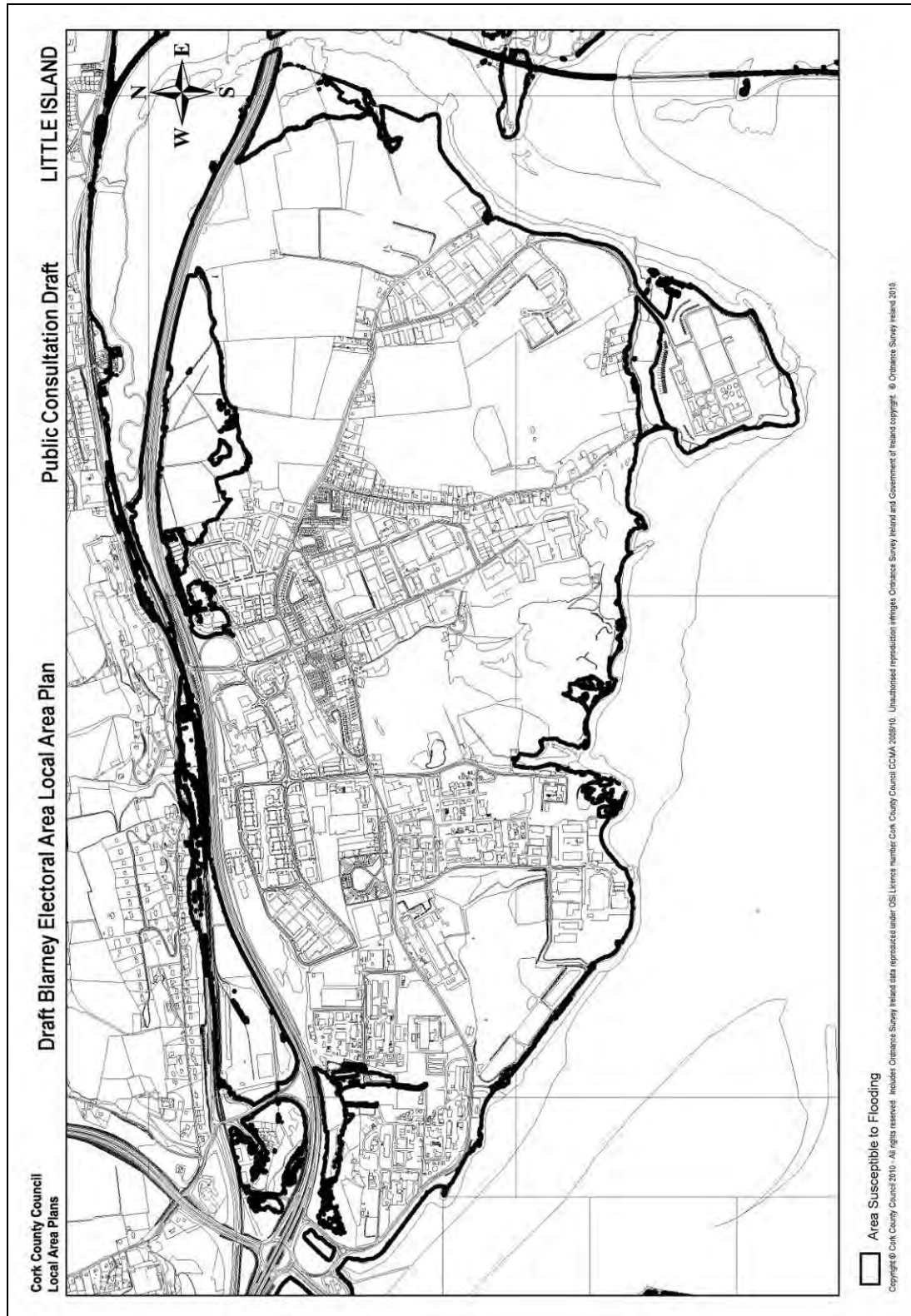
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Glanmire



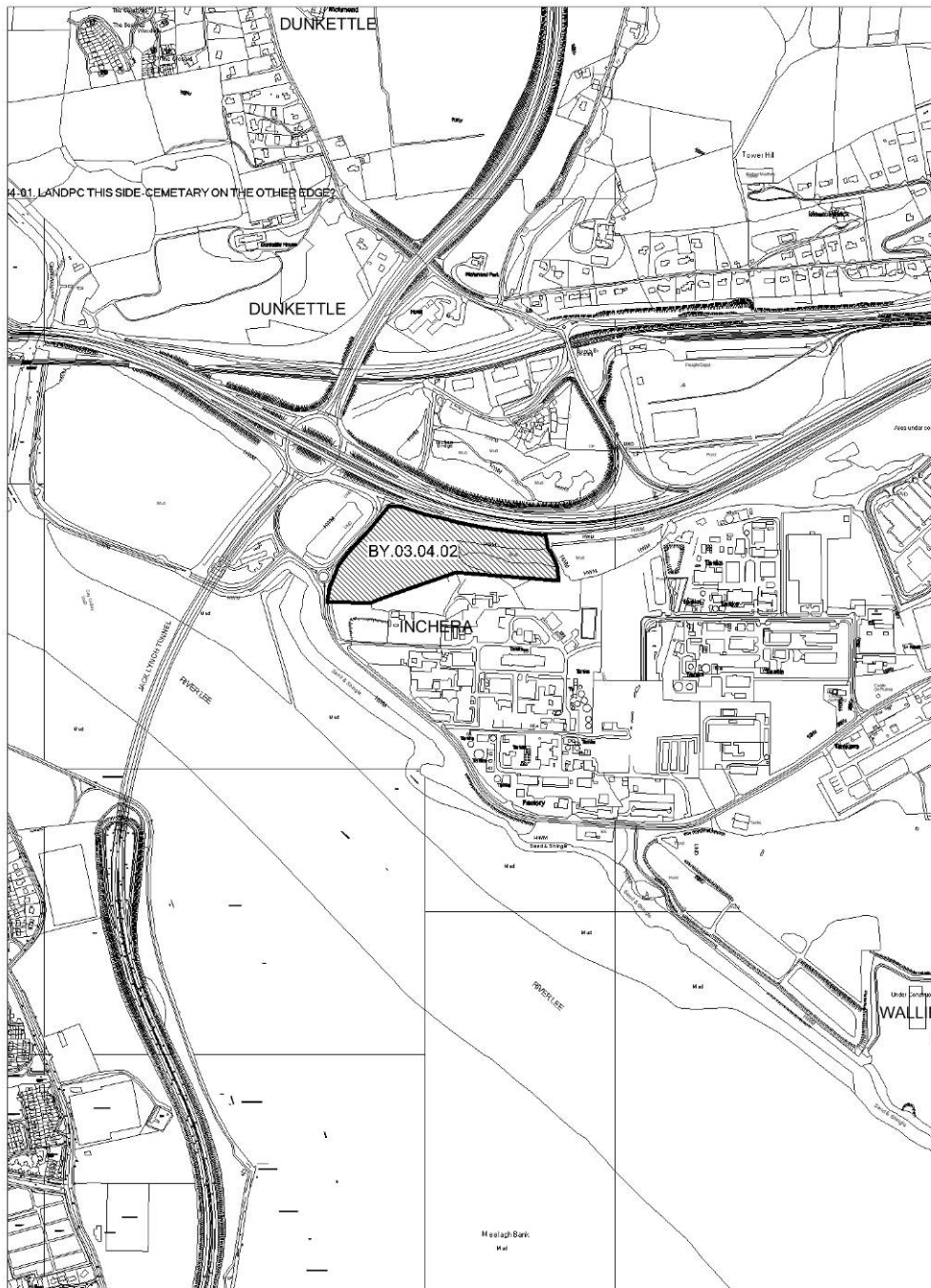
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Managers Recommended Amendment Ref BY.03.04.06

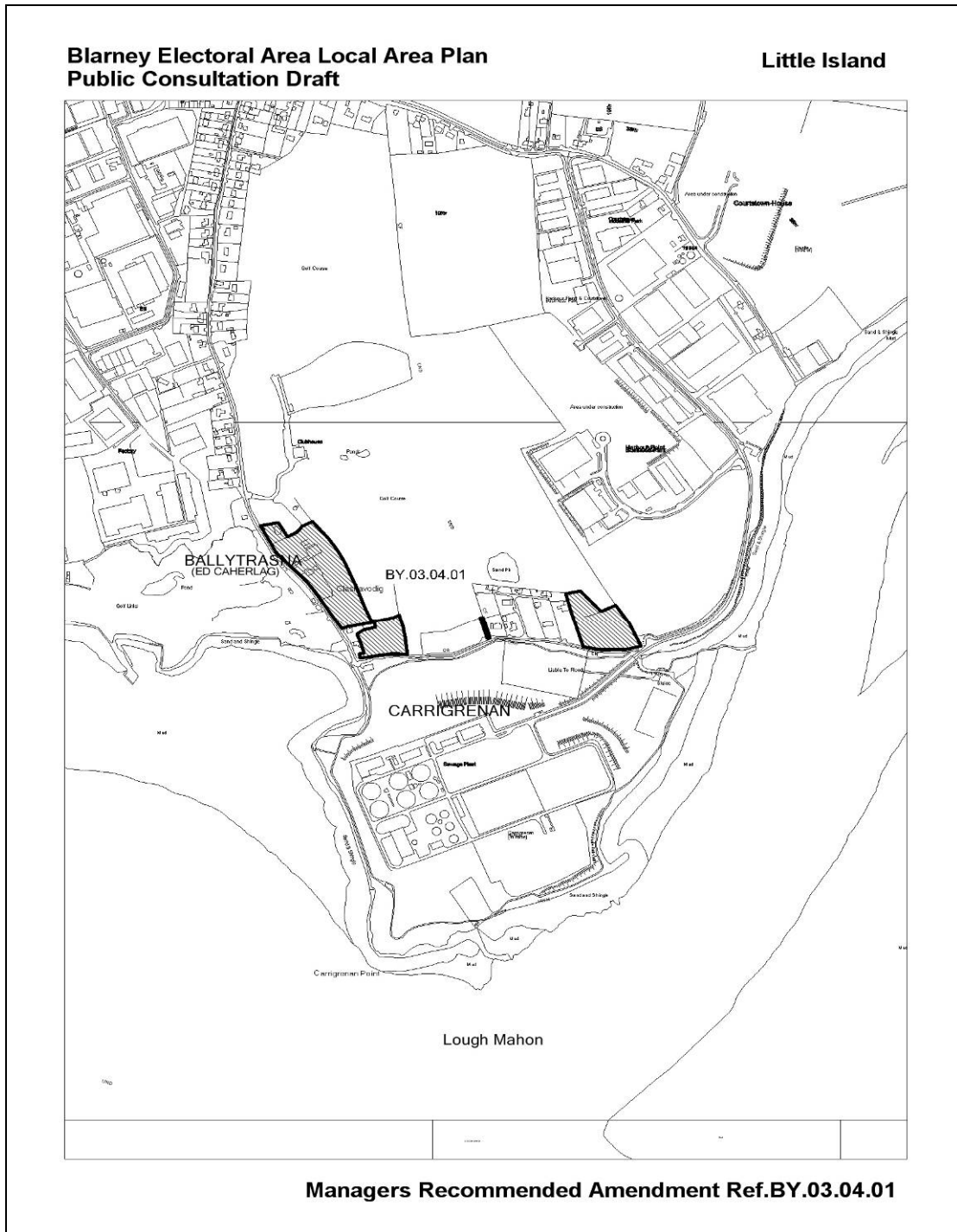


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Little Island



Managers Recommended Amendment Ref.BY.03.04.02



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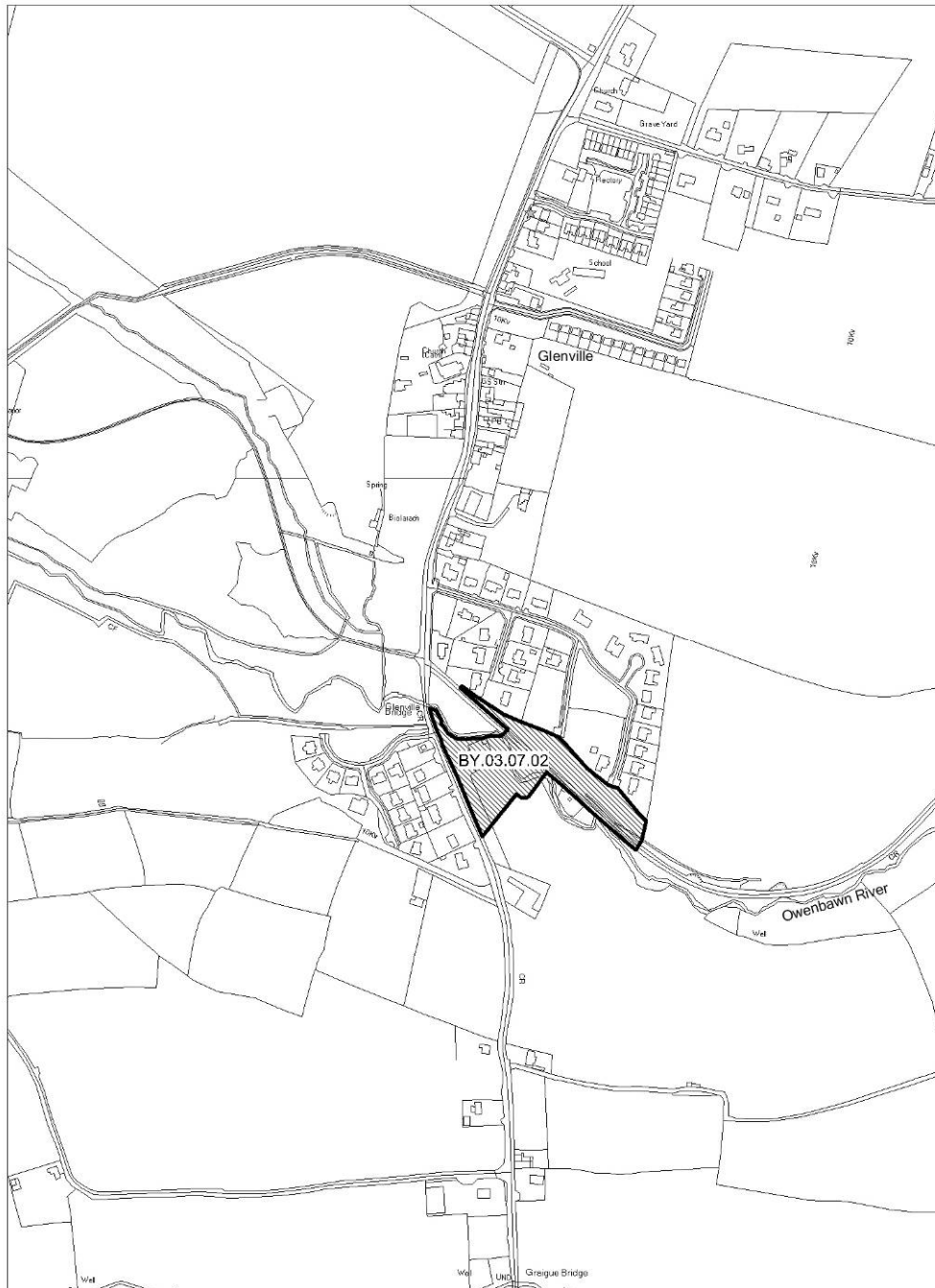
Glenville



Managers Recommended Amendment Ref. BY.03.07.01

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Glenville



Managers Recommended Amendment Ref. BY.03.07.02

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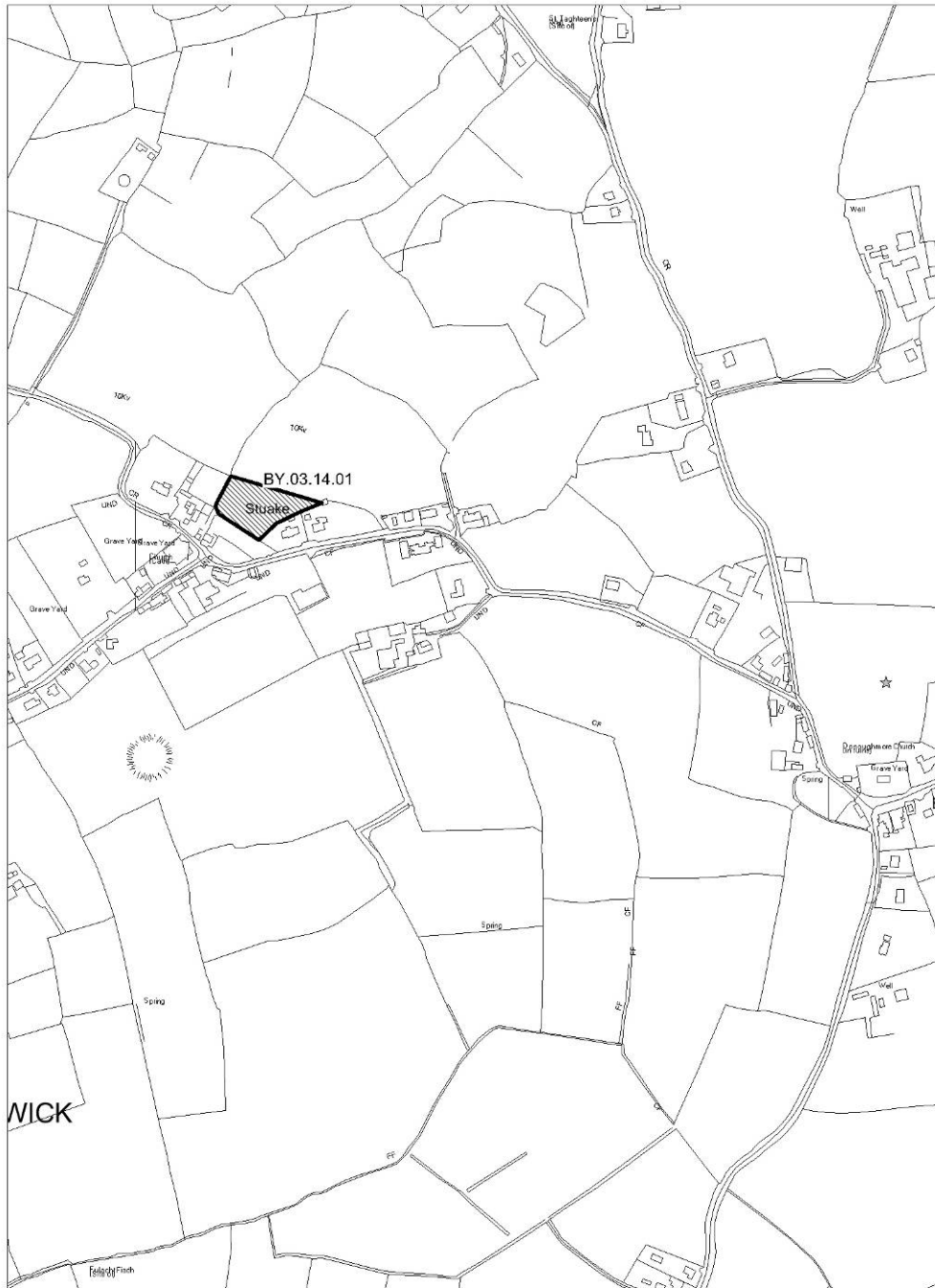
Killeens



Managers Recommended Amendment Ref. BY.03.13.01

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Stuake/Donoughmore



Managers Recommended Amendment Ref. BY.03.14.01