

# **Report to Members**

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

## **Blarney Electoral Area Local Area Plan**

**Manager's Opinion and  
Recommendations on the Issues Raised by  
Submissions on the Proposed  
Amendments**

**15th June 2011**

**Document Verification**

Page 1 of 1

<b>Job Title: Report to Members</b>						
<b>Document Title:</b>  <b>Blarney Electoral Area Local Area Plan Managers Opinion on the Issues by Submissions to Proposed Amendments to Draft Plan.</b>  <b>Document Ref: Blarney Local Area Plan - Proposed Amendments</b>						
<b>Revision</b>	<b>Date</b>	<b>Filename:</b>				
		<b>Description:</b> <b>This report sets out the Managers opinion on the issues raised in the submissions received on the proposed amendments to the Blarney Electoral Area Local Area Plan</b>				
			<b>Prepared by</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>
<b>1.0</b>	<b>22<sup>nd</sup> Feb</b>	<i>Name</i>	PK	AF	PC	AH



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

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while

Appendix B details the proposed amendments to the plan that the County Manager is recommending to **INCLUDE** in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

## Section 1 Introduction

### 1.1 Where we are in the process

**1.1.1.** The preparation of this report on the submissions received in relation to the proposed amendments to the plan marks the commencement of the final stage in the process of making the new local area plan for this Electoral Area. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by 26<sup>th</sup> July 2011. The Plan will become effective four weeks after the date on which it is made.

**1.1.2.** The Blarney Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22<sup>nd</sup> of November 2010 and was made available to the public until the 12<sup>th</sup> of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

**1.1.3.** Following the receipt of 91 submissions from the public during the consultation period, the County Council met at a special meeting held on 30<sup>th</sup> & 31<sup>st</sup> March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21<sup>st</sup> April & 18<sup>th</sup> May 2011.

### 1.2 Submissions

**1.2.1.** There were a total of 21 submissions received during the public consultation period on the proposed amendments to the Draft Blarney Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan

can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

### **1.3 Appropriate Assessment**

**1.3.1.** The proposed amendments to the draft plan have also been subjected to 'SEA' and 'Appropriate Assessment' screening and reports have been prepared and the recommendations from these are referred to in this report. Some additional minor modifications arising from these sources have also been included in the final recommended amendments set out in appendix B1

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

**1.4.1.** This report sets out to fulfil a number of functions.

**1.4.2.** Section 2 of the report sets out the County Manager's recommendations to the Elected Members of the Council in relation to all of the proposed amendments to the plan. Where the County Manager's recommendation is to **EXCLUDE** a proposed amendment, the detailed reasons for that recommendation are set out in this section.

**1.4.3.** Appendix A is the full list of submissions received during the amendment consultation process including the name of the interested party, with a summary of the submission and the Manager's Opinion included. This list is laid out in settlement order alphabetically.

**1.4.4.** Appendix B sets out the detailed list of proposed material amendments to the Draft Local Area Plan where the County Manager is recommending in favour of the amendment. In some cases further minor modifications have been made to the amendments perhaps reflecting issues raised in submissions or the arising from the SEA and AA process. This list is set out by settlement and including any minor amendments is recommended by the County Manager for inclusion in the plan in its totality.

**1.4.5.** Appendix C of the report lists those of the proposed amendments where the County Manager is recommending that they be **EXCLUDED** from the plan when it is made by the County Council.

**1.4.6.** 'Non-material' changes to the plan are not identified in this report but will be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2009.
- Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

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

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

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

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

## Section 2 Managers Recommendations

### 2.1 Introduction

**2.1.1.** This section sets out the Managers Recommendations to the proposed amendments to the Draft Blarney Electoral Area Local Area Plan. It also presents a description of the principle issues in relation to those amendments where the manager's recommendation is to make the plan excluding the proposed amendment.

### 2.2 Managers Recommendations

**2.1.1.** Appendix B sets out the amendments that the Manager is recommending be made to the Draft Blarney Electoral Area Local Area Plan and makes a reference to any minor modification to the amendment made as a result of a submission or as a result from the SEA or AA process. Appendix B also sets out supplementary amendments of a minor nature which arose from Appropriate Assessment.

**Managers Recommendation: Make the Plan INCLUDING all amendments as set out in Appendix B.**

**2.2.1.** Appendix C presents those amendments where the Managers recommendation is to make the Draft Plan EXCLUDING the proposed amendment. The following paragraphs set out the justification for that recommendation.

#### Exclusion of lands from the X-01 Masterplan site in Cork City North Environs

##### Amendment Reference BY.03.02.07

**2.2.1.** In the 2005 Blarney Electoral Area Local Area Plan, this area lay outside the development boundary of Cork City North Environs and formed part of the metropolitan greenbelt and was zoned A1 Agriculture. In order to accommodate new population targets for the area as set out in the CASP Update 2008 and the Cork County Development Plan 2009, the X-01 site, including the site that is the subject of amendment BY.03.02.07, was zoned in the Blarney Local Area Plan Public consultation Draft, which went on public display in November 2010.

**2.2.2.** Following the public consultation, a submission was received from landowners of a site to the south of the X-01 masterplan area, to have their lands which adjoined the current development boundary of the North Environs to be excluded from the masterplan and instead zoned for residential development.

**2.2.3.** In his subsequent report (FEB 2011), the Manager recommended that;

*the site remain within the masterplan so as to facilitate a comprehensive approach to the detailed planning and development of the area.*

**2.2.4.** At a special Council meeting on the 30<sup>th</sup>/31<sup>st</sup> of March, the members of Cork County Council proposed that the subject site, which is 6.7 hectares in area, be omitted from the X-01 area and be instead zoned for residential development the proposed mapping change is set out in Appendix D of this report). The County Managers recommended that

*the matter was being raised at a very late stage and that he was not in a position to advise the Council. He said that it was a matter for the Members if they wished to take a decision without his advice. He reminded Members that it was not a case of putting the proposal out for public consultation. Members were taking a decision to amend the Plan*

**2.2.5.** Following the publication of the proposed amendment, 1 submission was received, BYELAP11/1442, in support of the amendment.

**2.2.6.** Taking all the issues into consideration, it is recommended that the Blarney Local Area Plan is made EXCLUDING the proposed amendment for the following reasons:

- The amendment is considered detrimental to the proper planning and orderly development of Cork City North Environs, which instead will be subject to a Masterplan that will properly co-ordinate the significant future development proposed in this area.
- To exclude this portion of the site would undermine the ability of the Council to plan the development of the North Environs in an integrated, sustainable manner.

**Managers Recommendation: Make the Plan EXCLUDING Proposed Amendment BY.03.02.07 and associated map in Appendix D of this Report (pg64).**

### **Scale of growth on the X-01 site in Glounthaune**

#### **Proposed Amendment Reference BY.03.08.01**

**2.2.7.** In the 2005 Blarney Electoral Area Local Area Plan, Glounthaune was designated as a village in the settlement hierarchy. The site, which is the subject of this amendment, lies to the north of the settlement and was previously zoned as open space with the potential to accommodate individual dwellings at a very low density.

**2.2.8.** Since 2005, the level of service provision in Glounthaune has increased considerably. A new mains water supply and new wastewater infrastructure has been provided. These improvements have been accompanied by the re-opening of the Cork-Midleton rail line with a dedicated stop at Glounthaune.

**2.2.9.** As a consequence of these improvements, The Blarney Local Area Plan, Public Consultation Draft, designated Glounthaune as a key village and zoned the subject site X-01. The zoning objective called for the preparation of a masterplan for a minimum of 100 units.

**2.2.10.** At a special Council meeting on the 30<sup>th</sup>/31<sup>st</sup> of March, the members of Cork County Council proposed that the maximum level of development on the X-01 site in Glounthaune be set at 100 units. In his reply, the County manager stated that;

*what is proposed provides for 6 houses per hectare. It would be more appropriate to provide the lower end of medium density which is 12 dwellings per hectare. The site is well serviced and is adjacent to the rail-line and the old N25 and needs more development.*

**2.2.11.** Following the publication of the proposed amendments, 3 submissions were received in relation to this amendment in Glounthaune. 2 of the submissions (BYEALAP11/1337 & BYEALAP11/1424), from local resident groups supported the provisions of the amendment while the remaining submission (BYEALAP11/1420) requested that the objective for the site revert to the objective as published in the draft plan.

**2.2.12.** Taking the above issues into account, it is recommended that the Blarney Local Area Plan is made **EXCLUDING** the proposed amendment for the following reasons:

- In order to maximise the residential yield on the X-01 site and ensure a greater return from the local authorities' investment in water and wastewater infrastructure and the local rail network, the LAP should set a minimum target of 100 units.
- Having regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area, Glounthaune is an appropriate location for higher density development as it is in close proximity to a "Gateway" as designated in the National Spatial Strategy and is served by a high quality public transport corridor.

**Managers Recommendation: Make the Plan EXCLUDING Proposed Amendment BY.03.08.01.**



**The designation of a new village nucleus at Caherlag****Proposed Amendment Reference BY.03.33.01**

**2.2.13.** The 2005 Blarney Electoral Area Local Area Plan did not classify Caherlag as a village nucleus in the settlement hierarchy. Instead the area, which is located between the development boundaries of Glanmire and Glounthaune, formed part of the Metropolitan greenbelt and was zoned A3 Agriculture, allowing housing for local needs. While 2 submissions (5072 & 5225) were made to the Blarney Outline Strategy requesting Caherlag be designated as a village nucleus, the Manager in his reported dated June 2010, was of the opinion that;

*given the population targets for the villages as set out in the Outline Strategy, it was unlikely that there would be a need to identify a new village in Caherlag to accommodate this growth.*

**2.2.14.** The Draft Plan was published in November 2010 and Caherlag was not identified as a village nuclei. No further submissions were received in relation to Caherlag.

**2.2.15.** At a special Council meeting on the 30<sup>th</sup>/31<sup>st</sup> of March, the members of Cork County Council proposed that Caherlag be designated as a new village nucleus. As a consequence of this amendment, a new development boundary would be drawn around the settlement of Caherlag and the area would be removed from the Metropolitan Greenbelt. In his reply the County Manager stated that;

*He was willing to carry out the review of the Greenbelt designation within the next 12 months and said that Members should have some sense of what the County Development Plan defines as a village nucleus before deciding to designate Caherlag.*

**2.2.16.** Following the publication of the proposed amendments, 1 submission from the EPA (BYEALAP11/1410) was received in relation to the proposed amendment, which noted that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

**2.2.17.** Having regard to the issues raised above, it is recommended that the plan is made **EXCLUDING** the proposed amendment for the following reasons:

- there are a sufficient number of settlements within the settlement hierarchy of the Blarney Electoral Area and this new settlement is not required.
- The proposal would lead to further urban generated housing,
- It would result in unsustainable travel patterns,
- It would lead to a proliferation of one off housing with individual treatment systems, with consequential impacts on Water quality.
- This designation would give rise to increased pressure for public investment in infrastructure in future years.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Managers Recommendation: Make the Plan EXCLUDING Proposed Amendment BY.03.33.01 and associated map in Appendix D of this Report (pg77).**

**The designation of a new village nucleus at Leemount Cross****Proposed Amendment Reference BY.03.34.01**

**2.2.18.** The 2005 Blarney Electoral Area Local Area Plan did not classify Leemount Cross as a village nucleus in the settlement hierarchy. Instead the area, which is in close proximity to the development boundary of Ballincollig, formed part of the Metropolitan greenbelt. While 1 submission (5362) was made to the Blarney Outline Strategy requesting Leemount Cross be designated as a village nucleus, the Manager in his reported dated June 2010, was of the opinion that

*Given the population targets for the villages as set out in the Outline Strategy, it is unlikely that there is a need to identify a new village, at this location, to accommodate this growth.*

**2.2.19.** The Draft Plan was published in November 2010 and Leemount Cross was not identified as a village nuclei. 3 further submissions were received in relation to Leemount Cross, 1 submission (MMDLAP11/805) requested that Leemount Cross remain within the metropolitan Greenbelt while 2 other submissions (MMDLAP11/809 and BYDLAP11/926) again requested that Leemount Cross be designated a village nucleus. In his subsequent report (FEB 2011), the Manager recommended that

*There are a sufficient number of settlements within the settlement hierarchy and there is no requirement for further additions.*

**2.2.20.** At a special Council meeting on the 30<sup>th</sup>/31<sup>st</sup> of March, the members of Cork County Council proposed that Leemount Cross be designated as a new village nucleus. As a consequence of this amendment, a new development boundary would be drawn around the settlement and the area would be removed from the Metropolitan Greenbelt. In his reply the County Manager stated that;

*The planning assessment of Leemount Cross is that it is not an appropriate location for a village nucleus because of its proximity to the Ballincollig. It is not a free standing settlement as it boundary adjoins the Ballincollig development boundary.*

**2.2.21.** Following the publication of the proposed amendments, 1 submission from the EPA (BYEALAP11/1410) was received in relation to the proposed amendment which noted that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

**2.2.22.** Having regard to the issues raised Above, it is recommended that the plan is made **EXCLUDING** the proposed amendment for the following reasons:

- there are a sufficient number of settlements within the settlement hierarchy of the Blarney Electoral Area and this new settlement is not required.
- it is not an appropriate location for a village nucleus because of its proximity to the Ballincollig
- It is not a free standing settlement as it boundary adjoins the Ballincollig development boundary.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

**Managers Recommendation: Make the Plan EXCLUDING Proposed Amendment BY.03.34.01 and associated map in Appendix D of this Report (pg78).**

## Appendix A

### List of Submissions

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
<b>County Wide</b>				
	BTEALAP11/1402	National Roads Authority	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	As part of this submission does not relate to a specific amendment, it will not be considered as part of this process.
	BYEALAP11/1410	Environmental Protection Agency	The submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures that the mitigation measures set out in the SEA screening be implemented.	The issues raised in this submission are noted.
	BYEALAP11/1446	Department of Arts, Heritage and Gaeltacht	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	This submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
BY.01.07.03	BYEALAP11/1472	Office of Public Works	With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this	The issues raised in this submission are noted.

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development. The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and</p>	

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			techniques.	
<b>Main Settlements</b>				
<b>Blarney</b>				
BY. 03.01.01	BTEALAP11/1402	National Roads Authority	The submission requests that additional text should be included in amendment (Blarney BY.03.01.01) to ensure that a mobility management plan accompany any development proposals	The submission is noted and additional text in proposed in Appendix B
BY.03.01.02 and BY.03.01.04	BYEALAP11/1439	Colthurst, Charles	This submission requests that further amendments are made to proposed amendments BY.03.01.02 and BY.03.01.04 to strengthen and protect the tourism function of the town. Suggested text is included as part of the submission.	The submission is noted. Appropriate text has been included in the proposed amendment as drafted to strengthen and protect the tourism function of Blarney, including the Castle and the Estate grounds.
<b>Cork City North Environs</b>				
	BYEALAP11/1436	O'Sullivan, John	This submission is not directly relevant to a proposed amendment and is therefore outside the scope of this report.	As this submission does not relate to a specific amendment, it will not be considered as part of this process.
BY.03.02.01	BYEALAP11/1434	Cork City Council	This submission requests that additional open space should be provided for in the X-01 objective (in excess of the 20 hectares currently prescribed, to compensate for the loss of lands previously zoned O-03 and O-04.	The issues raised by the Cork City Council are noted. It is considered that an additional 20 hectare park, in addition to what is normally expected as part of any residential development is sufficient to compensate for the loss of these open space zonings.
BY.03.02.01	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.02.01, which seeks to include	The issues raised in the submission are noted.

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			previously zoned open space within the X-01 masterplan site, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	
BY.03.02.03	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.02.03, which seeks to include additional lands for open space, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	While the reservations of the EPA are noted, this amendment is reinstating a site that was previously zoned in the 2005 LAP.
BY.03.02.05	BYEALAP11/1434	Cork City Council	This submission requests that the proposed amendment BY.03.02.05, to zone additional business lands in Kilbarry, should not proceed as there is sufficient business land available within the vicinity of this area. Instead the site should be zoned for recreational purposes.	The issues raised by the Cork City Council are noted
03.02.05	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.02.05, which seeks to include additional lands for business use in Kilbarry, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	The issues raised in the submission are noted.
BY.03.02.07	BYEALAP11/1442	Murnane O'Shea Limited and McCarthy, Paddy	This submission supports proposed amendment BY.03.02.07. It also requests that proposed zoning is	Please see section 2.2 above.  The extension of the proposed zoning is not within the power of

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			extended around an additional area so as to include lands with an existing permission for 14 no units.	the Council at this stage of the process.
BY.03.02.08	BTEALAP11/1402	National Roads Authority	The submission recommends that BY.03.02.08 be amended to clarify the public consultation framework for the preparation of the proposed masterplan.	The issues raised in the submission are noted. The planning Authority has agreed to prepare a development brief, within the next 6-9 months, for the landowners involved in the preparation of the Masterplan that will guide the plan preparation process including the public consultation methodology.
BY.03.02.08	BYEALAP11/1434	Cork City Council	This submission requests that the masterplan for the X-01 site should be prepared by Cork County Council in consultation with Cork City Council rather than being prepared by landowners, an approach advocated in the CASP Update 2008.	The issues raised in the submission are noted. The planning Authority has agreed to prepare a development brief, within the next 6-9 months, for the landowners involved in the preparation of the Masterplan that will guide the plan preparation process including the public consultation methodology.
BY.03.02.08	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.02.08, which seeks to provide for the preparation of the X-01 masterplan by landowners, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	The issues raised in the submission are noted. The planning Authority has agreed to prepare a development brief, within the next 6-9 months, for the landowners involved in the preparation of the Masterplan that will guide the plan preparation process including the public consultation methodology.
<b>Glanmire</b>				
By.03.03.02	BYEALAP11/1444	Murnane O'Shea Limited	This submission, requests that the	The issues raised in this submission are

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			zoning objective of the R-03 site in Glanmire be changed from medium density to low density.	noted However given the planning history on site, it is recommended that the site remain as medium density, so as to maximise the potential of this site within one of the main settlements of Metropolitan Cork.
BY.03.03.04	BYEALAP11/1419	Department of Education and Skills	This submission from the Department of Education and Skills suggests the LAP should clarify that the sites required for the provision of two primary schools in Glanmire should be 1.6 ha's each.	This is a non material change and will be included in the final version of the LAP.
<b>Little Island</b>				
BY.03.04.01 and BY.03.04.02	BYEALAP11/1422	Scally, Joe, Margaret and Mark	This submission supports proposed amendments BY.03.04.01 and BY.03.04.02. It requests that the LAP clarify that the X-01 masterplan can be prepared prior to the preparation of the Land Use and Transportation Study.	The issues raised in this submission are noted.
BY.03.04.02	BYEALAP11/1434	Cork City Council	This submission requests the removal of the reference to retail in amendment BY.03.04.02 is inappropriate as the site is not suitable for retailing in a large scale.	The submission is noted. The principle use on site will be business. The definition of this land use does not provide for any form or retailing on site.
BY.03.04.02 and By.03.04.03.	BTEALAP11/1402	National Roads Authority	This submission requests that clarity is given to the mapping associated with proposed amendments BY.03.04.02 and By.03.04.03. The submission requests that the reference to no significant retail	The issues raised in this submission are noted. The proposed mapping amendment BY.0.04.02 is an error and instead relates to Proposed Amendment By.03.04.03. It is intended the area previously zoned X-01 in Little Island is now



Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			element be retained as development on the previously zoned X-01 site to the north west of Little Island could compromise the capacity of the national road network.	considered as part of the Built up area and will be considered as part of a detailed land use and transportation plan for Little Island to be prepared by the Council.
BY.03.04.06	BYEALAP11/1440	Wexport Ltd	This submission supports proposed amendment BY.03.04.06.	Noted.  There is a minor change to the wording of this proposed amendment to reflect issues highlighted in the Appropriate Assessment. Please see Appendix B
By.03.04.07	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.04.07, which renames the Land use and Transportation Plan for Little Island as a Land Use and Transportation Study, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	The concerns of the EPA are noted.
<b>Key Villages</b>				
<b>Carignavar</b>				
BY.03.06.01	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.06.01, which seeks to add additional lands in Carrignavar, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	While the reservations of the EPA are notes, this site was previously zoned in the 2005 LAP.
<b>Glounthaune</b>				
BY.03.08.01	BYSEA11/1337	Glounthaune Community Association	This submission supports the proposed amendment to limit the number of units permitted on the	Please see section 2.2 above

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			X-01 in Glounthaune to 100, as there is a sufficient number of units available in the locality to cater for future demand.	
By.03.08.01	BYEALAP11/1420	DM&A Consulting Engineers	This submission requests that proposed amendment 03.08.01, which sets set the level of growth in the X-01 site in Glounthaune to a maximum of 100 units, be omitted and the previous objective be reinstated. The submission suggests that by setting a maximum limit of 100 units on the site, the Council is undermining the considerable investment in the east cork rail line and in the upgrading of local water and waste water infrastructure. Other issues raised in this submission are not related to the proposed amendment and will not be considered as part of this process.	Please see section 2.2 above
BY. 03.08.01	BYEALAP11/1424	Lackenroe and Annmount Residents Group	This submission supports the provisions of proposed amendment BY.03.08.01, which sets set the level of growth in the X-01 site in Glounthaune to a maximum of 100 units. The submission claims that a) there is sufficient zoned land available to accommodate future growth, b) the development of over	Please see section 2.2 above

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			100 units would compromise the rural character of the area, c) development on the x-01 site would compromise the integrity of adjacent scenic routes, d) the existing road network is inadequate the deal with increased traffic volumes, e) storm water drainage is inadequate, f) there are inadequate schools and associated facilities for young people.	
<b>Tower</b>				
	BYEALAP11/1435	Daly, Michael	This submission is not directly relevant to a proposed amendment and is therefore outside the scope of this report.	As this submission does not relate to a specific amendment, it will not be considered as part of this process.
BY.03.10.01.	BYEALAP11/1445	Cunningham, Tommy	This submission supports proposed amendment BY.03.10.01.	Noted
<b>Villages</b>				
<b>Killeens</b>				
03.13.01	BTEALAP11/1402	National Roads Authority	The submission supports proposed amendment BY.03.13.01	Noted
<b>Stuake/Donoughmore</b>				
By.03.14.01	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.14.01, which seeks to include additional lands within the development boundary of Stuake, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	The concerns of the EPA are noted but are not deemed sufficient to merit a further amendment.
<b>Village Nuclei</b>				
<b>Caherlag</b>				
BY.03.33.01	BYEALAP11/1410	Environmental	This submission	Please see section 2.2

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
		Protection Agency	requests that proposed amendment BY.03.33.01, which seeks to designate a new village nucleus at Caherlag, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	above .
<b>Courtbrack</b>				
BY.03.19.01	BYEALAP11/1431	Courtbrack Community Development Committee	This submission suggests that the scale of growth for Courtbrack, as set out in proposed amendment BY.03.19.01, should be revised downwards from 50 to 20, as this represents a more sustainable level of growth for a village nucleus such as Courtbrack. The submission also refers to an appeal to An Bord Pleanala for 12 units, that was refused by the Inspector but not by the Bord itself.	Notwithstanding the provisions of the arrangements entered into between the developer and the Local Authority, the overall scale of development has been set to reflect the provision of recent Government guidelines on the scale of residential growth in towns and villages. Allowing for a range of between 50 and 66 units, while excessive relative to other equivalent settlements, represents a sustainable level of growth having regard to planned investment in service infrastructure.  A minor amendment is proposed to this change and is set out in Appendix B.
BY.03.19.01	BYEALAP11/1415	O'Leary & O'Sullivan Developments	This submission requests that proposed amendment BY.03.19.01, which reduces the overall scale of growth in Courtbrack from 66 to 50 be omitted. The submission refers to a	Notwithstanding the provisions of the arrangements entered into between the developer and the Local Authority, the overall scale of development has been set to reflect the

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			legally binding agreement between the Local Authority and the developer in relation to the provision of infrastructure. The submission suggests that the proposal to reduce the scale of growth in Courtbrack amounts to a breach of the spirit of that agreement. The submission also includes a number of changes that should be included in the test of the Courtbrack section of the plan. These include; a) increasing the overall scale of growth to 120, b) setting the scale of individual applications to 20 c) amending the flood risk maps to correspond with the findings of a site specific flood risk assessment.	provision of recent Government guidelines on the scale of residential growth in towns and villages. Allowing for a range of between 50 and 66 units, while excessive relative to other equivalent settlements, represents a sustainable level of growth having regard to planned investment in service infrastructure.  A minor amendment is proposed to this change and is set out in Appendix B.
<b>Leemount Cross</b>				
BY.03.34.01	BYEALAP11/1410	Environmental Protection Agency	This submission requests that proposed amendment BY.03.34.01, which seeks to designate a new village nucleus at Leemount Cross, is omitted as it has potential to conflict with the status of the Environmental Protection Objectives.	Please see section 2.2 above
<b>Other Locations</b>				
<b>Clogheen</b>				
	BYEALAP11/1360	Wallace, Harry	This submission is not directly relevant to a proposed amendment and is therefore outside the scope of this report.	As this submission does not relate to a specific amendment, it will not be considered as part of this process.

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
<b>Inniscarra</b>				
BY.03.28.02	BYEALAP11/1312	ESB	This submission requests that additional text be included in proposed amendment BY.03.28.02 to positively support ongoing and potential future energy related developments at Inniscarra. Suggested text is included as part of the submission.	The issues raised in this submission are noted. It was felt that the amendment as proposed has given sufficient support to energy related developments in Inniscarra.

**Appendix B List of Proposed Amendments Recommended By Manager**

Ref.	Draft Change Title	Page No.	Submission Received	Comment
<b>Section One: Introduction</b>				
BY 01.06.01	<p><b><u>Insert new paragraphs after Paragraph 1.6.4</u></b></p> <p><b>“Transitional Issues Affecting Development</b></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</p>	5		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning &amp; Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</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><b>Note: this change refers to the text of the draft plan</b></p>			
BY 01.06.02	<p><b><u>Insert a new objective following the previous amendment:</u></b></p> <p><b>“Existing Planning Permissions – Transitional Issues</b></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><b>Note: this change refers to the text of the draft plan</b></p>	5		<b>NO CHANGE</b>



Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY 01.07.01	<p><b><u>Insert the following new paragraph following paragraph 1.7.9</u></b></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><b>Note: this change refers to the text of the draft plan</b></p>	7		NO CHANGE
BY 01.07.02	<p><b><u>Replace paragraph 1.7.10 with new text:</u></b></p> <p><del>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,</del></p>	7		NO CHANGE

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>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 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 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><b>Note: this change refers to the text of the draft plan</b></p>			
BY 01.07.03	<b><u>Replace Paragraph 1.7.12 with the following:</u></b>	7		<b>MINOR MODIFICATION</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<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"> <li>● Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;</li> <li>● Surveys of site levels and cross sections relating relevant development levels to sources of flooding and likely flood water levels;</li> <li>● Assessments of: <ul style="list-style-type: none"> <li>– All potential sources of flooding;</li> <li>– Flood alleviation measures already in place;</li> <li>– The potential impact of flooding on the site;</li> <li>– How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;</li> <li>– Proposals for surface water management according to</li> </ul> </li> </ul>			<p>The text of this amendment reflects a modification recommended by the Office of Public Works.</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>sustainable drainage principles;</del></p> <p><del>–The effectiveness and impacts of any necessary mitigation measures;</del></p> <p><del>–The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and</del></p> <p><del>–A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</del></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, <b>where applicable</b> 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</p>			

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission <del>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</del> should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> <li>○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.</li> <li>○ A review of all available flood related information, including the flood zone maps and historical flood records (from <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>, and through wider internet / newspaper / library search/ <b>local knowledge of flooding in the area</b>).</li> <li>○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than</li> </ul>			

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>if they are from other sources.</p> <ul style="list-style-type: none"> <li>○ Site cross sections or spot levels, including the river and surrounding lands.</li> <li>○ Description of the site and surrounding area, including ground conditions, levels and land use.</li> <li>○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</li> <li>○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> <li>○ further study;</li> <li>○ revision of proposals to avoid area shown at risk of flooding; or</li> </ul> </li> </ul> <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <b><u>and has been shown to be not at flood risk</u></b>).</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BY 01.07.04	<p><b><u>Amend Paragraph 1.7.13 to include word “detailed” in this paragraph. The paragraph will now read as follows;</u></b></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>	8		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<b>Note: this change refers to the text of the draft plan</b>			
BY 01.07.05	<p><b><u>Replace Objective FD 1-4 with the following;</u></b></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"> <li>● Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;</li> <li>● Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels;</li> <li>● Assessments of:             <ul style="list-style-type: none"> <li>– All potential sources of flooding;</li> <li>– Flood alleviation measures already in place;</li> <li>– The potential impact of flooding on the site;</li> <li>– How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;</li> <li>– Proposals for surface water management according to sustainable drainage principles;</li> <li>– The effectiveness and impacts of any necessary mitigation measures;</li> </ul> </li> </ul>	8		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>–The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and</del></p> <p><del>–A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</del></p> <p><b>“Development in Flood Risk Areas</b></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><b>Note: this change refers to the text of the draft plan</b></p>			
<b>Section Two: Local Area Strategy</b>				
BY.02.02.01	<p><b><u>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;</u></b></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>	12		<b>NO CHANGE</b>



Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<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>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><b>Note: this change refers to the text of the draft plan</b></p>			
BY.02.02.02	<p><b><u>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;</u></b></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, <del>that will help secure the objectives of the relevant River Basin Management Plan, is already in a programme or is to be provided</del></p>	13		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>in tandem with the development.</del> 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><b>Note: this change refers to the text of the draft plan</b></p>			
BY.02.02.03	<p><b><u>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;</u></b></p> <p><del>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.</del></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><b>Note: this change refers to the text of the draft plan</b></p>	14		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.02.02.04	<p><b><u>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:</u></b></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> <p><b>Note: this change refers to the text of the draft plan</b></p>	14		<b>NO CHANGE</b>
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><b>Note: this change refers to the text of the draft plan</b></p>	14		<b>NO CHANGE</b>
<b>Section Three: Settlements and Other Locations</b>				
<b>Blarney</b>				
BY.03.01.01	<p><b><u>Amend the Enterprise Zoning in the draft plan to allow for business development in Blarney Business Park. The proposed changes are</u></b></p>	22	BTEALAP11/1402	<b>MINOR MODIFICATION</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>1.4.13</del> Given its location on the rail corridor and <del>in close</del> 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 <del>enterprise business</del> related developments (excluding retailing and retail warehousing). <del>Inappropriate uses on site include care sales and retail.</del></p> <p><b><u>Enterprise Business Objective</u></b></p> <p><del>E B-01 Enterprise <b>Business</b> development – office based development</del> 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. <del>Retailing is not considered an appropriate use on site.</del> <b>Development proposals on site should be accompanied by a detailed traffic and transportation assessment and road safety audit. A mobility management plan should be undertaken to ensure a reduction in private car based commuting</b> 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>			<p>The text of this amendment reflects a modification recommended by the NRA</p>
BY.03.01.02	<p><b><u>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;</u></b></p> <p>X-02 a) <del>Blarney Park Hotel Site:</del> To include a range of town centre uses including a hotel, a leisure centre, offices, residential and appropriate,</p>	23	BYEALAP11/1439	<p><b>NO CHANGE</b></p> <p>It was felt that the amendments as proposed has given adequate protection to the tourism function of</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>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><b>Note: this change refers to the text of the draft plan</b></p>			Blarney and to Blarney Castle and estate.
BY.03.01.03	<p><b><u>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 follows:</u></b></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 <del>The road following</del> 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><b>Note: this change refers to the text of the draft plan</b></p>	19		<b>NO CHANGE</b>
BY.03.01.04	<p><b><u>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:</u></b></p> <p>1.4.5 <i>As highlighted earlier, tourism is a significant industry</i></p>	21	BYEALAP11/1439	<p><b>NO CHANGE</b></p> <p>It was felt that the amendments as proposed has given adequate protection to the tourism function of</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><i>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>1.4.6 <i>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><b>Note: this change refers to the text of the draft plan</b></p>			Blarney and to Blarney Castle and estate.
BY.03.01.05	<b><u>Amend DB-01 to acknowledge the need for population growth in the town to be sustainable in nature. The objective shall now read as</u></b>	21		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><b><u>follows;</u></b></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><b>Note: this change refers to the text of the draft plan</b></p>			
<b>Cork City North Environs</b>				
BY.03.02.01	<p><b><u>Amend Boundary and specific objective of X-01 (Ballyvolane masterplan) site to include lands previously zoned for open space. This is a mapping change.</u></b></p> <p><b>Note: this change refers to the zoning map for the settlement.</b></p>	32	<p>BYEALAP11/1434</p> <p>BYEALAP11/1410</p>	<p><b>NO CHANGE</b></p> <p>Submissions noted and will be further considered during preparation of masterplan.</p>
BY.03.02.02	<p><b><u>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:</u></b></p> <p>“r) Provision of an appropriate range of health care facilities.”</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	29		<b>NO CHANGE</b>
BY.03.02.03	<p><b><u>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;</u></b></p>	31	BYEALAP11/1410	<p><b>NO CHANGE</b></p> <p>Submission noted but this proposed amendments is a reinstatement of previous zoning in 2005</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>O-03-Open space for public recreation including the provision of playing pitches.</p> <p><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></p> <p><del>O-04—Open space for public recreation including the provision of pedestrian walks and play areas—4.8</del></p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>			LAP
BY.03.02.04	<p><b><u>Amend the specific objective of the O-01 site to allow for additional uses. The new objective will read as follows;</u></b></p> <p>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 built leisure facilities directly linked to the provision of recreational facilities included in this objective, subject to appropriate scaling and siting <del>not be</del> accommodated.</i></p> <p><b>Note: this change refers to the text of the draft plan</b></p>	31		NO CHANGE
BY 03.02.05	<p><b><u>Include additional text in paragraph 2.4.28 and an additional objective allowing for business development in Cork City North Environs. The</u></b></p>	31	BYEALAP11/1434	NO CHANGE



Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><b><u>text and the supporting objective will read as follows;</u></b></p> <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>BYEALAP11/1410</p>	

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b>			
BY.03.02.06	<p><b><u>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:</u></b></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><b>Note: this change refers to the text of the draft plan</b></p>	28		<b>NO CHANGE</b>
BY.03.02.08	<p><b><u>Include additional text in the X-01 objective for Cork City North Environs setting out a timeframe for the completion of a masterplan for the proposed lands. The additional text to be inserted after the second paragraph of the objective will read as follows.</u></b></p> <p>“Development of this area will only be in accordance with a masterplan. The Masterplan will be prepared by the County Council landowners using guidelines set out in a development brief prepared by Cork County Council, which will be available within 9 months of the LAP being adopted. “</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	28	<p>BYEALAP11/1402</p> <p>BYEALAP11/1410</p> <p>BYEALAP11/1434</p>	<b>NO CHANGE</b>
<b>Glanmire</b>				
BY.03.03.01	<p><b><u>Dezoning of land zoned for community use (C-02), which will now be included within existing built up area Delete corresponding C-02 objective.</u></b></p>	37		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>C-02 Provision for community facilities and uses to support residential amenity</p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>			
<p>BY.03.03.02</p>	<p><b><u>Amend R-03 zoning objective, previously high density, to allow for medium density residential development. The objective will now read as follows:</u></b></p> <p>“High Medium density residential development (<del>apartments or duplexes</del>)</p> <p><b>Note: this change refers to the text of the draft plan.</b></p>	<p>36</p>	<p>BYEALAP11/1444</p>	<p><b>NO CHANGE</b></p> <p>The change requested in the submission is not within the power of the Council at this stage. It was decided to keep the amendment as proposed instead of reverting to the previous objective in the draft plan.</p>
<p>BY.03.03.03</p>	<p><b><u>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.</u></b></p> <p>m) proposals for the provision <del>and construction</del> of a site for a primary school to meet the educational requirements of those likely to live in the development, <del>including the timing of their construction,</del></p> <p>o) <del>demonstrate how the protection and enhancement of</del></p>	<p>39</p>		<p><b>NO CHANGE</b></p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>biodiversity will be successfully achieved.</del>—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><b>Note: this change refers to the text of the draft plan</b></p>			
BY.03.03.04	<p><b><u>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;</u></b></p> <p><b>Education</b></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 <del>it is likely that there will be a need for</del></p>	33-34	BYEALAP11/1419	<p><b>MINOR MODIFICATION</b></p> <p>The text of this amendment reflects a modification recommended by the Department of Education and Skills</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>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 <b>each</b>) 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 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</p> <ul style="list-style-type: none"> <li>• The proposed location should be capable of meeting the educational needs of the school,</li> <li>• It should be located in close proximity to population centres so as to reduce the need for car based journeys.</li> <li>• The capacity of the local road network to accommodate the traffic generated by the proposal.</li> </ul> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BY.03.03.05	<p><b><u>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:</u></b></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> <p><b>Note: this change refers to the text of the draft plan</b></p>	35		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
<b>Little Island</b>				
BY.03.04.01	<p><b><u>Amend development boundary of X-01 site to facilitate delivery of Masterplan.</u></b></p> <p>Note: this change refers to the zoning map for the settlement.</p>	46	BYEALAP11/1422	<b>NO CHANGE</b>
BY.03.04.02	<p><b><u>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:</u></b></p> <p>a) Appropriate uses on site, including primarily business uses but also a hotel and significant open space. <del>Retail uses are not considered appropriate on site</del></p> <p>Note: this change refers to the text of the draft plan</p>	45	BYEALAP11/1434 BYEALAP11/1422	<b>NO CHANGE</b>
BY.03.04.03	<p><b><u>Remove X-02 zoning objective and include as built up area.</u></b></p> <p><b><u>Lands to the west of Little Island</u></b></p> <ul style="list-style-type: none"> <li>* <del>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.</del></li> <li>* <del>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.</del></li> </ul>	45	BYEALAP11/1402	<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><del>X-02</del></p> <p>a. <del>Business (no significant retail element) development. This development is subject to satisfactory traffic management proposals and the requirements of the Health &amp; Safety Authority.</del></p> <p>b. <del>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.</del></p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>			
BY.03.04.04	<p><u>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;</u></p> <p>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><b>Note: this change refers to the text of the Draft Plan.</b></p>	43		NO CHANGE

Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.04.05	<p><b><u>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;</u></b></p> <p><b>Availability of Business Land</b></p> <p>4.3.1 <del>Currently, there is only</del> According to the Business Land Availability Study (BLAS) 2009, there were 16 hectares of land zoned for general business development in Little Island. Given <del>At past</del> 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><del>4.3.3 in addition to the 16 hectares of land zoned for general business use, a</del> <b>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.</b></p> <p><b>4.3.4 In addition to providing additional land to accommodate future</b></p>	43		NO CHANGE



Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><i>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 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.</i></p> <p>Note: this change refers to the text of the Draft Plan.</p>			
BY.03.04.06	<p><b><u>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Little Island.</u></b></p> <p>Note: This change refers to the zoning map for the settlement.</p>	46		<b>NO CHANGE</b>
BY.03.04.07	<p><b><u>Include new industrial zoning objective for lands to the south of Little Island. The new zoning objective will read as follows;</u></b></p> <p><b><u>I-04 INDUSTRY. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA or on species for which it is designated. New industrial discharges emanating from this site will be subject to appropriate assessment. A buffer zone may be required to be maintained between the SPA and any proposed development.</u></b></p> <p>Note: this change refers to both the text of the plan and to the zoning</p>	44	BYEALAP11/1440	<p><b>MINOR MODIFICATION</b></p> <p>The text of this amendment reflects a modification recommended by the Appropriate Assessment</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<b>map for the settlement.</b>			
BY.03.04.08	<p><b><u>Amend General objective DB-02 to read as follows;</u></b></p> <p>DB-02 It is an objective of this plan to complete a detailed Land Use and transportation study <del>plan</del> for Little Island. This study <del>plan</del> will need to specifically address the following issues;</p> <ul style="list-style-type: none"> <li>– Future land use requirements on the Island specifically in terms of open space provision,</li> <li>– The development of Brownfield lands,</li> <li>– Accessibility to the National Road Network,</li> <li>– The upgrade of the Dunkettle interchange, having regard to any National Road Authority studies or proposed improvement works,</li> <li>– The delivery of the Dunkettle Park and Ride,</li> <li>– Public transport permeability within Little island</li> <li>– Pedestrian and cycling improvement within Little Island.</li> </ul> <p><b>Note: this change refers to the text of the draft plan</b></p>	44	BYEALAP11/1410	<b>NO CHANGE</b>
<b>Monard</b>				
BY.03.05.01	<p><b><u>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;</u></b></p> <p>5.3.1 The 5,000 new houses to be provided at Monard will support a <i>likely ultimate</i> population of <del>up to about</del> 12,000- 13,000 persons. <del>by the year 2020.</del> If the development is planned as a</p>	48		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>group of interlinked villages, as suggested, it should be possible to complete one village before the development of the next commences.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BY.03.05.02	<p><b><u>Amend paragraph 5.3.2 to clarify the extent of employment uses that will be accommodated in Monard.</u></b></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- together with other localised areas of employment development and significant office development within the proposed town centre.</i> 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><b>Note: this change refers to the text of the draft plan</b></p>	48		<b>NO CHANGE</b>
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, it will be necessary to provide the equivalent of a total of five single-up to four two stream 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</i></p>	48		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>existing Rathpeacon National School will need to be resolved through further discussions with the education institutions.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
<p>BY.03.05.04</p>	<p><b><u>Amend Paragraph 5.3.6 to clarify position in relation to the financing school buildings.</u></b></p> <p>5.3.6 Developers will be required to help provide schools <del>construct</del> <del>the school buildings</del> 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><b>Note: this change refers to the text of the draft plan</b></p>	<p>48</p>		<p><b>NO CHANGE</b></p>
<p>BY.03.05.05</p>	<p><b><u>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;</u></b></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</i></p>	<p>48</p>		<p><b>NO CHANGE</b></p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p><i>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 <del>range and quality of community</del> existing community facilities can be enhanced in line with the growth of the settlements' population.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
BY.03.05.06	<p><b><u>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:</u></b></p> <p><b>Strategic Environmental Assessment</b></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><b>Note: this change refers to the text of the draft plan</b></p>	49		<b>NO CHANGE</b>
<b>Key Villages:</b>				
<b>Carrignavar</b>				
BY.03.06.01	<p><b><u>Include a previously zoned site within the development boundary of Carrignavar.</u></b></p> <p><b>Note: this change refers to the zoning map for the settlement,</b></p>	55	BYEALAP11/1410	<b>NO CHANGE</b>
<b>Glenville</b>				

Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.07.01	<b><u>Amend T-01 zoning on Land use zoning map to exclude lands inside Manor Wall.</u></b> Note: this change refers to the zoning map for the settlement.	59		NO CHANGE
BY.03.07.02	<b><u>Amend Development Boundary to exclude lands within the Special Area of Conservation.</u></b> Note: this change refers to the zoning map for the settlement.	58		NO CHANGE
BY.03.07.03	<b><u>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></b> 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		NO CHANGE
<b>Tower</b>				
BY.03.10.01	<b><u>Amend development boundary of Tower to include additional lands to the north of the village centre.</u></b> Note: this change refers to the zoning map for the settlement.		BYEALAP11/1445	NO CHANGE

Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.10.02	<p>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;</p> <p>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.</p> <p>The additional objective shall read as follows;</p> <p>DB-01 i) provision should be made for additional car parking facilities in the national School at Cloghroe.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	72		<b>NO CHANGE</b>
<b>Villages:</b>				
<b>Dripsey</b>				
BY.03.11.01	<p><b><u>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.</u></b></p> <p><del>g) — Development of land to the south east of the village is subject</del></p>	76		<b>NO CHANGE</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	to the provision of two playing pitches  Note: this change refers to the text of the plan.			
BY.03.11.02	<b><u>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:</u></b>  <i>Open Space</i>  <i>The specific open space objectives that apply within the development boundary of Dripsey (Model Village) are set out in the following table:</i>  <i>O-01 Open Space for the provision of Playing Pitches</i>  Note: this change refers to the text of the draft plan	76		NO CHANGE
<b>Killeens</b>				
BY.03.13.01	<b><u>Replace existing Town Centre zoning with new town centre zoning on hotel site.</u></b>  Note: this change refers to the zoning map for the settlement.	87	BTEALAP11/1402	NO CHANGE
<b>Stuake/Donoughmore</b>				
BY.03.14.01	<b><u>Amend development boundary to include additional land, which will remain as white land.</u></b>  Note: this change refers to the zoning map for the settlement.	92	BYEALAP11/1410	NO CHANGE
<b>Village Nuclei</b>				



Ref.	Draft Change Title	Page No.	Submission Received	Comment
<b>Berrings</b>				
BY.03.17.01	<p><b><u>It was agreed to include a site, identified in submission BYDLAP11/528, within the development boundary of Berrings.</u></b></p> <p><b>Note: this change refers to the zoning map for the settlement,</b></p>	103		<b>NO CHANGE</b>
<b>Courtbrack</b>				
BY.03.19.01	<p><b><u>Amend Paragraph 19.4.1 and DB-01 a) to revise the scale of growth downwards from 66 dwelling units to 50 over the lifetime of the plan. The amended text will read as follows;</u></b></p> <p>19.4.1 The scale and grain of the existing village suggests that over the lifetime of this Local Area Plan, It is considered that the village of Courtbrack can accommodate a maximum growth of approximately 20 units. However, the arrangements made by the County Council to provide wastewater treatment facilities, which pre-date the preparation of the plan, also need to be reflected in the planning policies for the village in order to give an opportunity for this infrastructure to be provided. Therefore the overall scope of development for Courtbrack has been set <del>at 66 50 units in the range of 50 to 66 units</del> for the lifetime of this plan, subject to agreement with the developer and the legal requirements of the contract that the council have entered into in relation to the provision of wastewater treatment facilities.</p> <p>DB-01 a) Subject to the provision or a private group or public drinking</p>	108	<p>BYEALAP11/1415</p> <p>BYEALAP11/1431</p>	<p><b>MINOR MODIFICATION</b></p> <p>The text of this amendment reflects issues raised in the submissions relating to the overall scale of growth in Courtbrack.</p>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	<p>water scheme and appropriate waste water treatment facilities, within the development boundary of Courtbrack, it is an objective to encourage the development of <del>up to 66-50</del> <b>between 50 and 66</b> dwelling units in the period 2010-2020.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>			
<b>Other Locations</b>				
<b>Bottlehill</b>				
BY.03.28.01	<p><b><u>Include additional text highlighting the importance of Bottlehill to the waste management infrastructure in the county. Paragraph 25.1.3 will read as follows</u></b></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><b>Note: this change refers to the text of the draft plan</b></p>			<b>NO CHANGE</b>
<b>Inniscarra</b>				
BY.03.28.02	<p><b><u>Amend DB-01 to reflect importance of area in terms of energy generation. The DB-01 objective will now read as follows:</u></b></p> <p><i>While</i> 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</p>		BYEALAP11/1312	<b>NO CHANGE.</b>

Ref.	Draft Change Title	Page No.	Submission Received	Comment
	development proposals, it is also important to acknowledge the importance of this other location as a centre of energy production.  <b>Note: this change refers to the text of the draft plan</b>			

### Appendix B1 Supplementary Changes recommended by the Manager arising from Natura Impact Assessment

Key Villages				
Carrignavar				
Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.06.02	<p><u>Amend DB-01 to include additional text in relation to the provision of appropriate water and waste water infrastructure prior to the commencement of any discharges from residential and other forms of development. The text paragraph k) will be inserted at the end of the current objective and will read as follows;</u></p> <p><b><u>K) In order to secure the population growth and supporting development proposed in DB -01 a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</u></b></p> <p>Note: this change refers to the text of the draft plan.</p>	54		<p><b>MINOR MODIFICATION</b></p> <p>Additional text will be added to the Development Boundary Objective for Carrignavar in response to an issue highlighted in the Appropriate Assessment.</p>

**Appendix C List of Proposed Amendments NOT Recommended By Manager**

Ref.	Draft Change Title	Page No.	Submission Received	Comment
<b>Cork City North Environs</b>				
BY.03.02.07	<p><b><u>Amend boundary of X-01 site in Cork City North Environs to exclude lands, which will instead be zoned for residential use. Include new residential zoning objective R-04. The new objective will read as follows;</u></b></p> <p>R-04 “Low Density residential development”</p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>		BYEALAP11/1442	SEE SECTION 2.2 OF THIS REPORT
<b>Key Villages:</b>				
<b>Glounthaune</b>				
BY.03.08.01	<p><b><u>Amend part a of the X-01 zoning objective in Glounthaune to read as follows;</u></b></p> <p>a) Having regard to the provisions of DB-01 b), it is an objective to facilitate the development of a <del>minimum</del> maximum of 100 dwellings on this site through the preparation of a masterplan, to be completed by the developer.</p> <p><b>Note: this change refers to the text of the draft plan</b></p>	61	BYEALAP11/1424 BYEALAP11/1420	SEE SECTION 2.2 OF THIS REPORT
<b>Villages:</b>				
<b>Caherlag</b>				

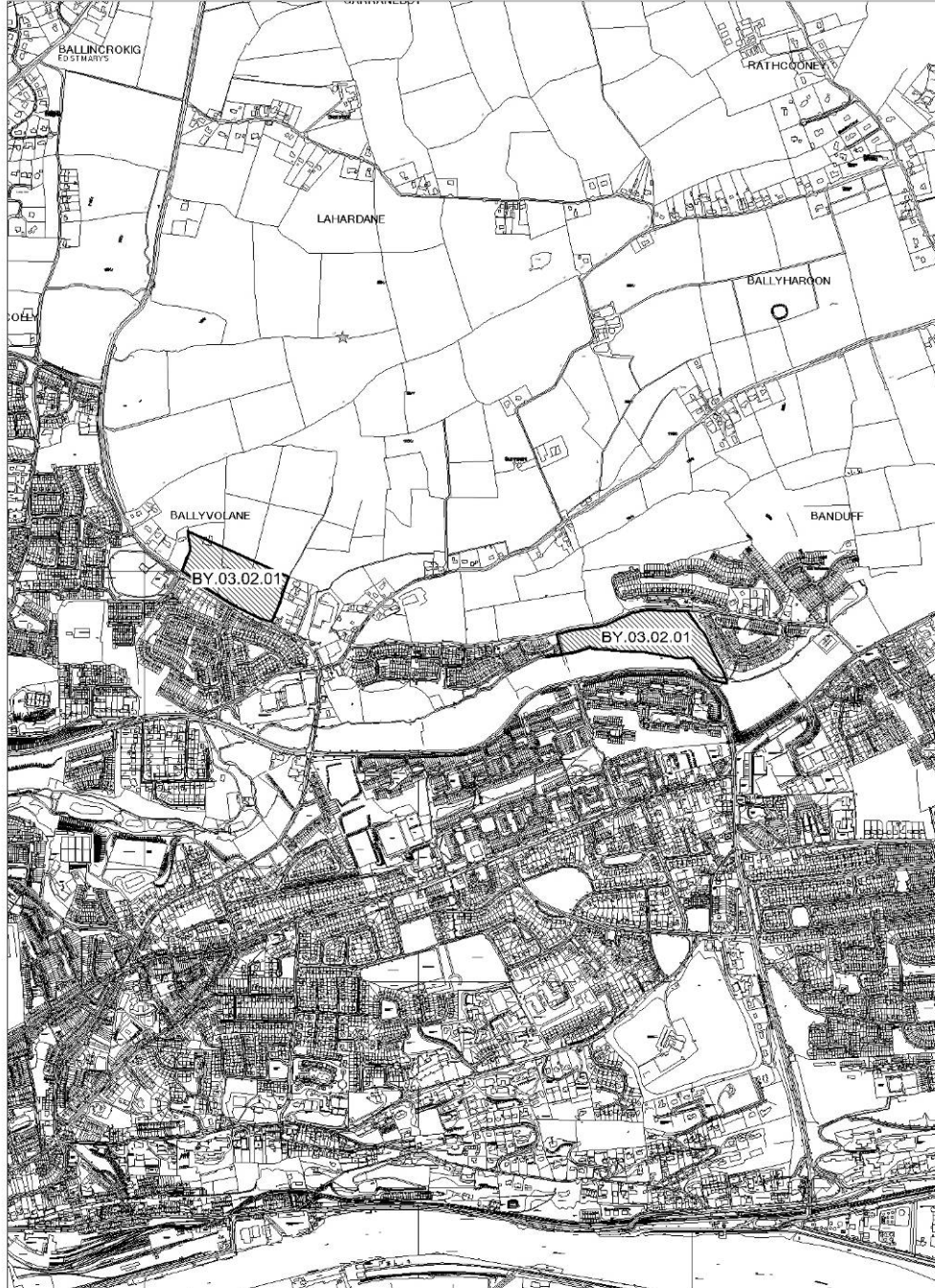
Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.33.01	<p><b><u>Add Caherlag as a new Village Nucleus. The background information will be included as a non material change. The development boundary objectives are material changes to the Plan and will read as follows;</u></b></p> <p>a) Within the development boundary of Caherlag, it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020.</p> <p>b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 1-2 units.</p> <p>c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal</p> <p>d) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>	n/a	BYEALAP11/1410	<b>SEE SECTION 2.2 OF THIS REPORT</b>
<b>Leemount Cross</b>				

Ref.	Draft Change Title	Page No.	Submission Received	Comment
BY.03.34.01	<p><b><u>Add Leemount Cross as a new Village Nucleus. The background information will be included as a non material change. The development boundary objectives are material changes to the Plan and will read as follows;</u></b></p> <p>a) Within the development boundary of Leemount Cross, it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020.</p> <p>b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 1-2 units.</p> <p>c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal</p> <p>d) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p><b>Note: this change refers to both the text of the plan and to the zoning map for the settlement.</b></p>	BY.03.34.01	BYEALAP11/1410	<b>SEE SECTION 2.2 OF THIS REPORT</b>

**Appendix D Proposed Map Changes**

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

**Cork City North Environs**



**Amendment Ref.BY.03.02.01**



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

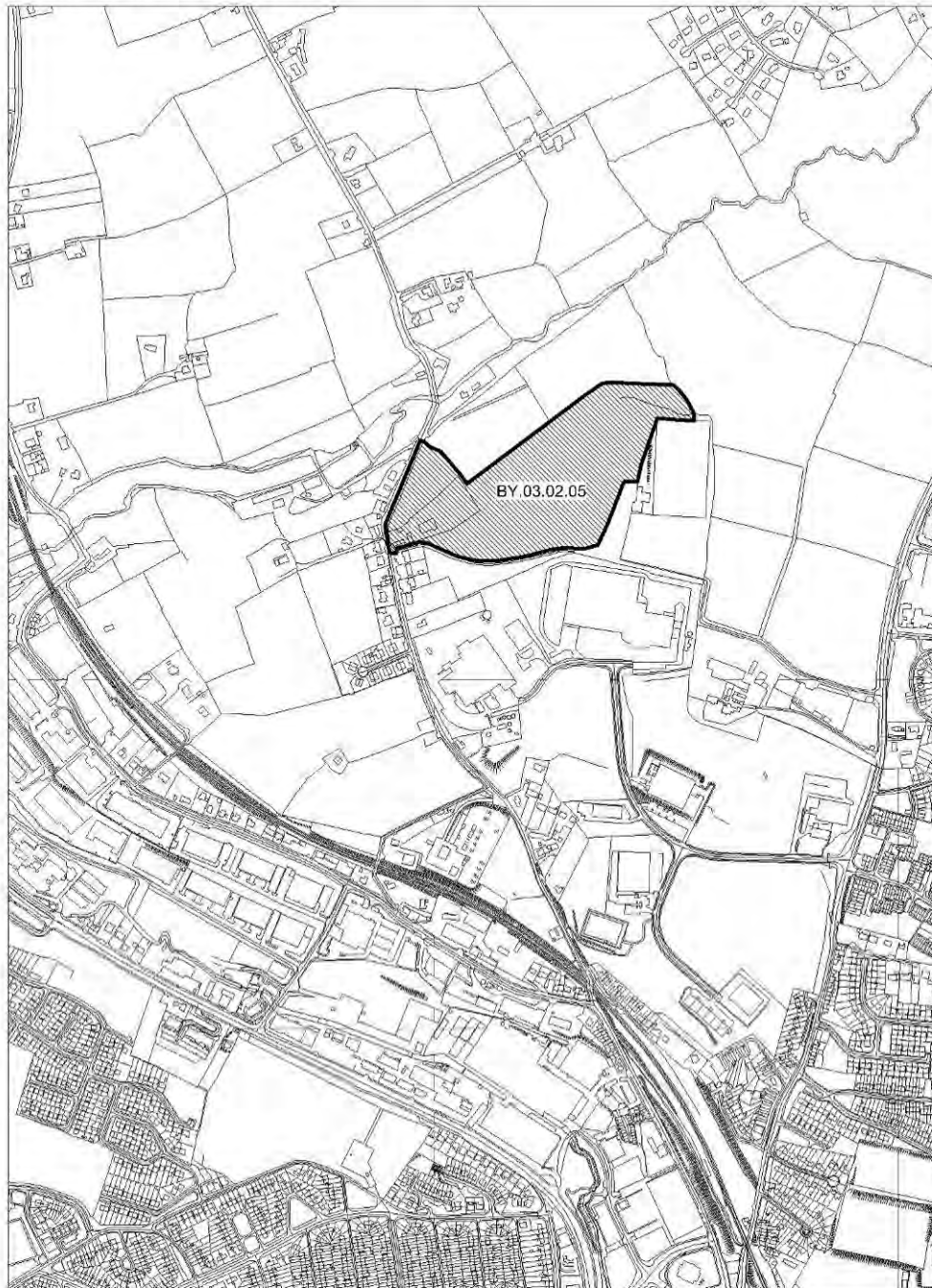
**Cork City  
North Environs**



**| Amendment Ref.BY.03.02.03**

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

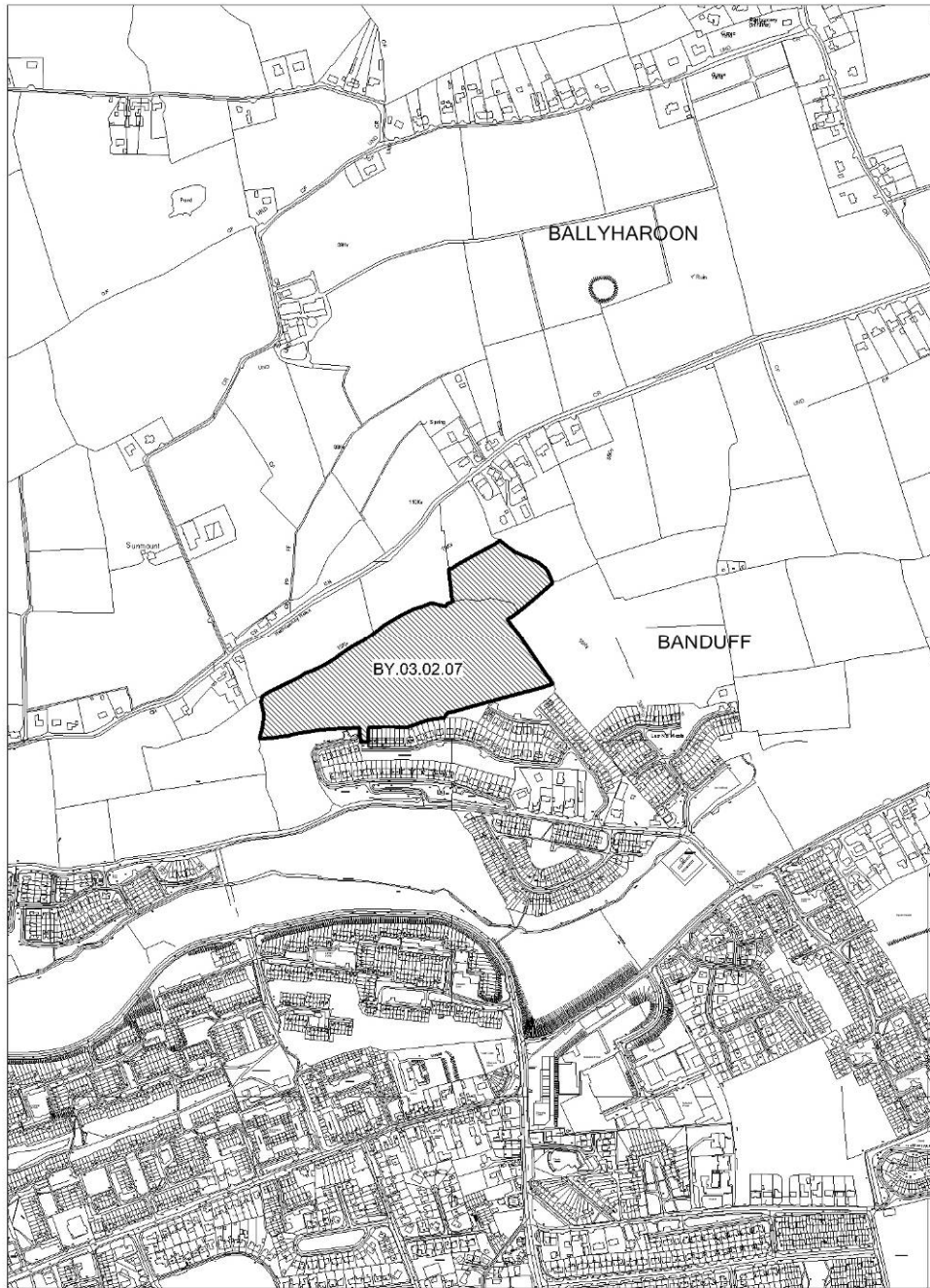
**Cork City North Environs**



**| Amendment Ref.BY.03.02.05**

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

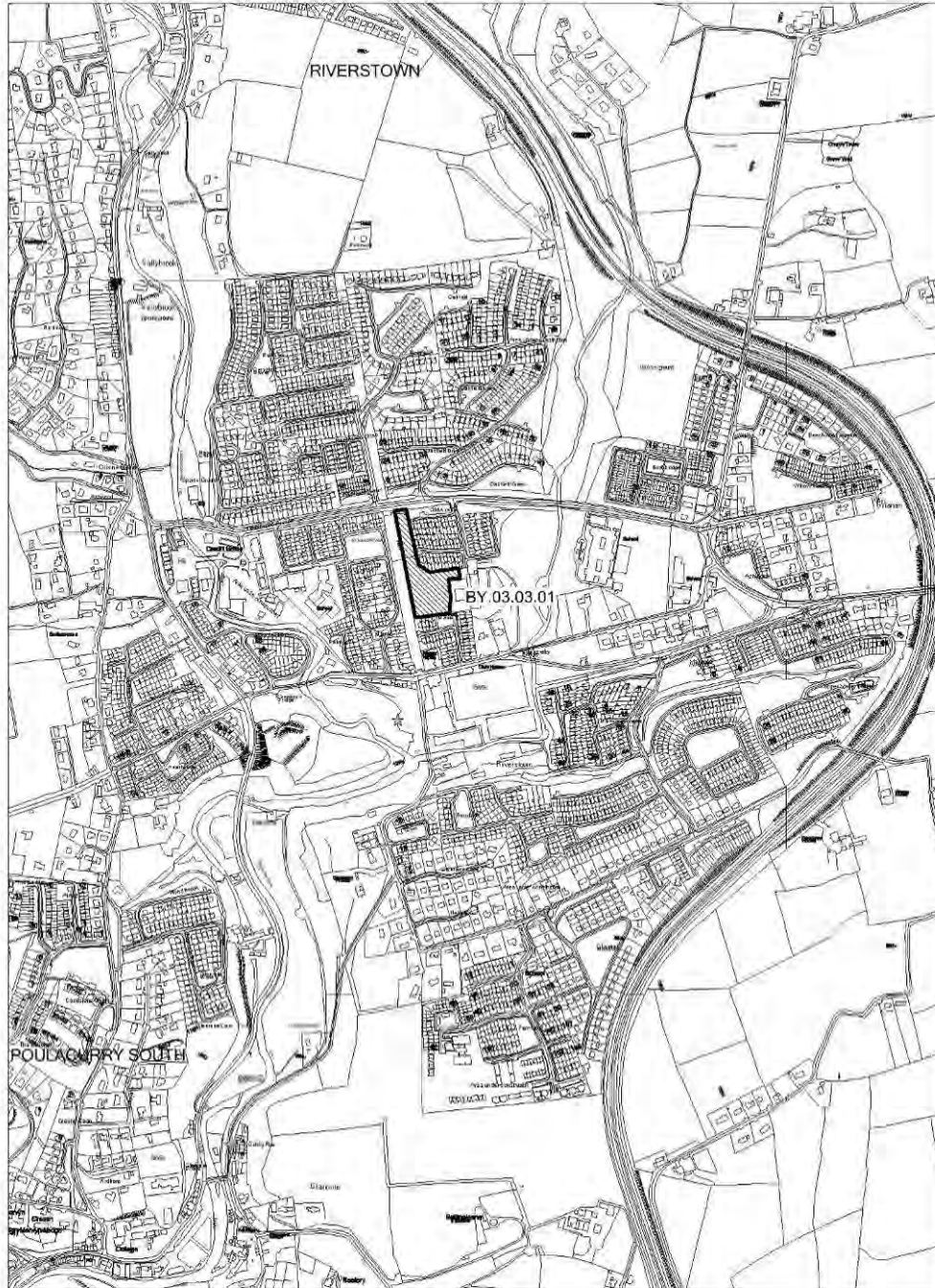
**Cork City  
North Environs**



**Amendment Ref.BY.03.02.07**

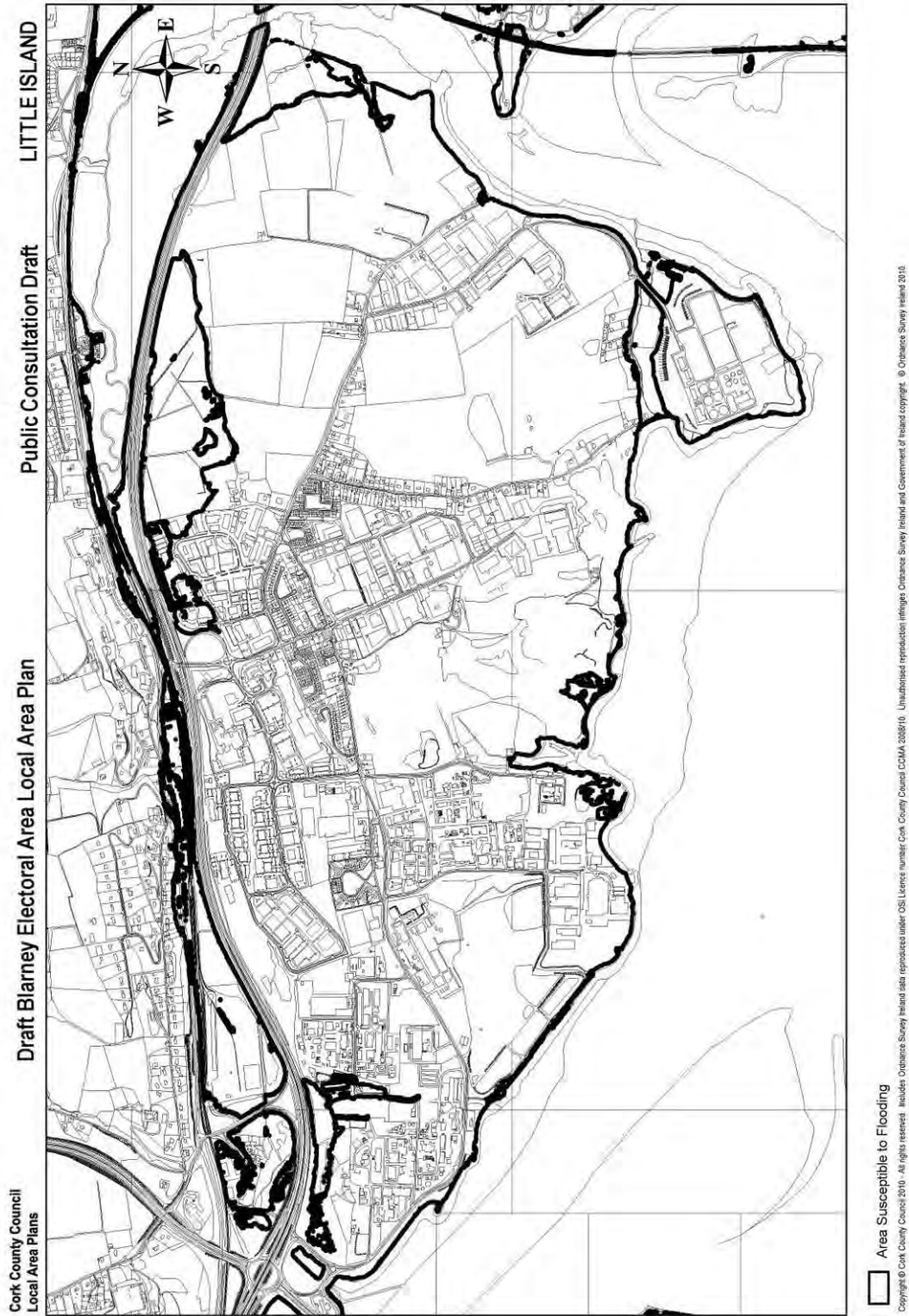
**Blarney Electoral Area Local Area Plan  
Public Consultation Draft**

**Glanmire**



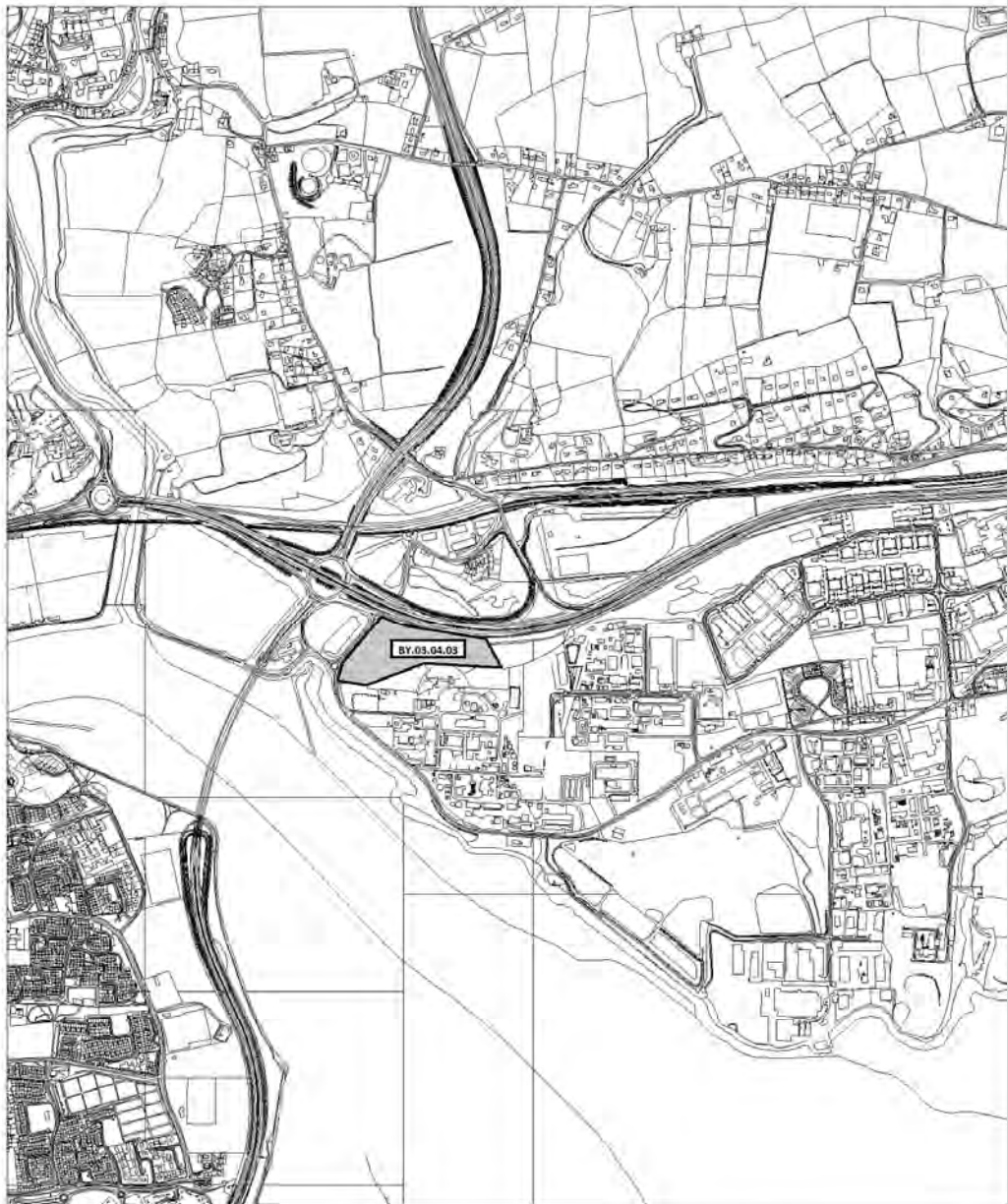
**Amendment Ref.BY.03.03.01**

Amendment Ref BY.03.04.06



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

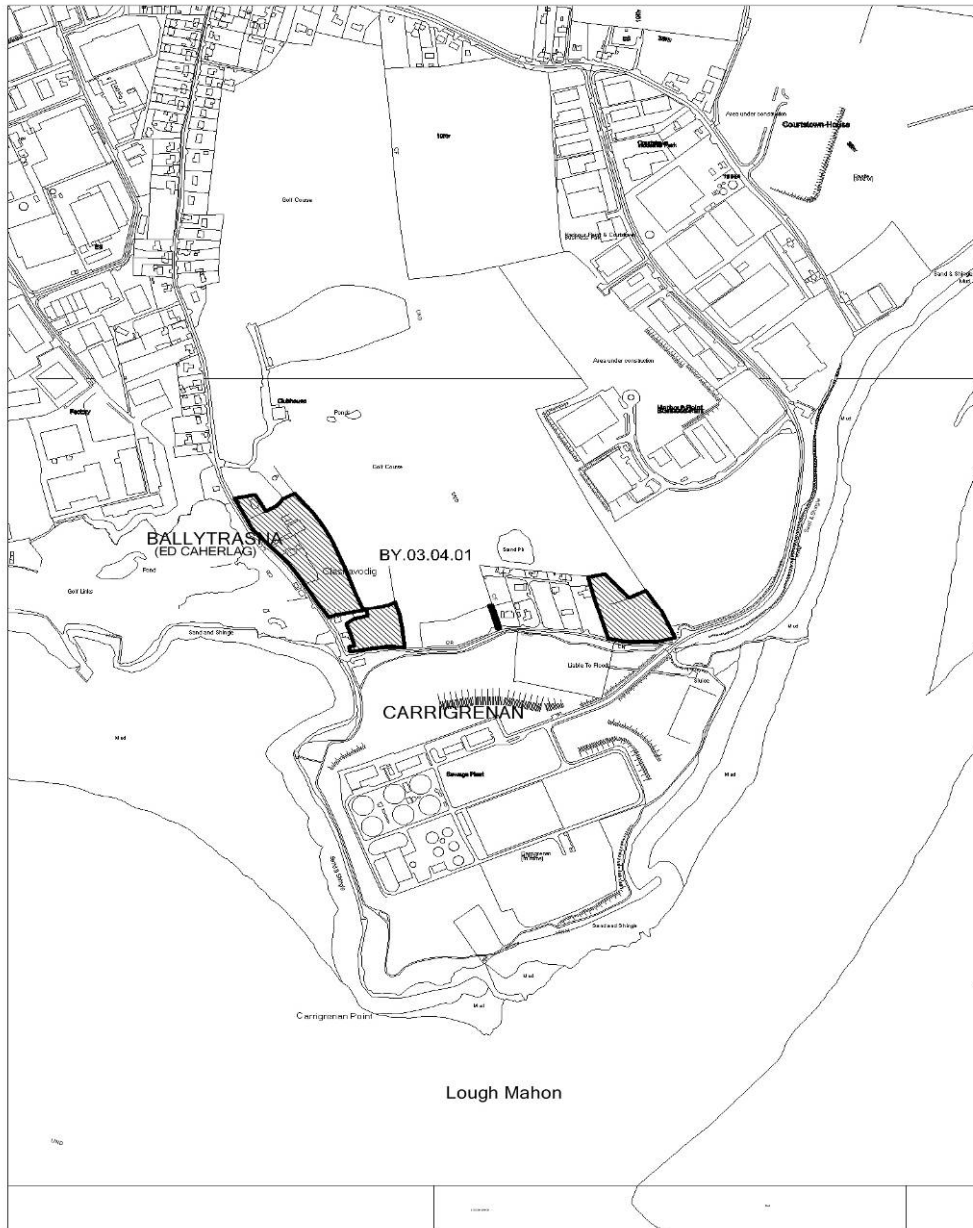
**Little island**



**Amendment Ref BY.03.04.03**

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

**Little Island**



**Amendment Ref.BY.03.04.01**

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

**Little Island**

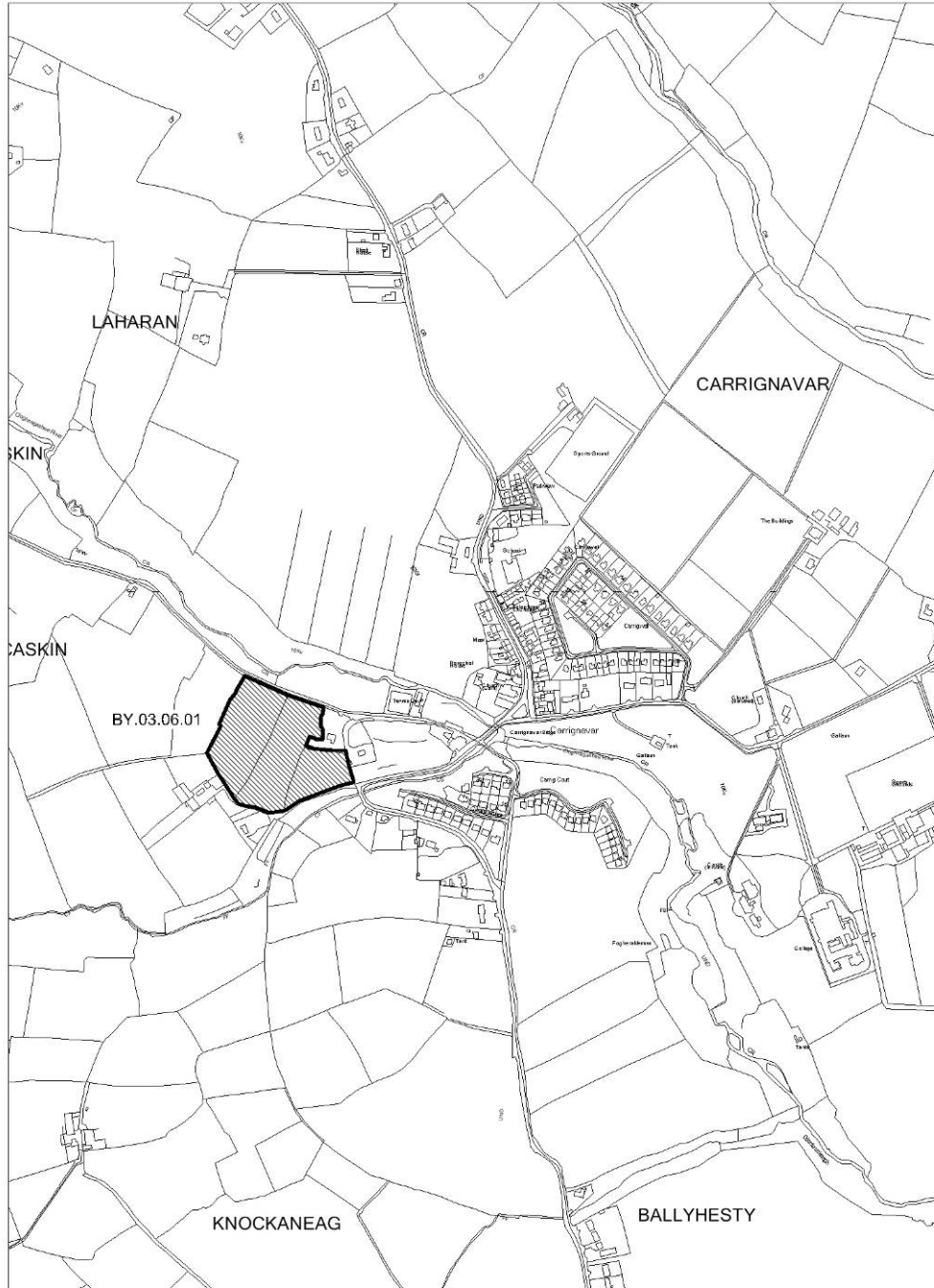


**Amendment Ref.BY.03.04.06**



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

**Carrignavar**



**Amendment Ref.BY.03.06.01**

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

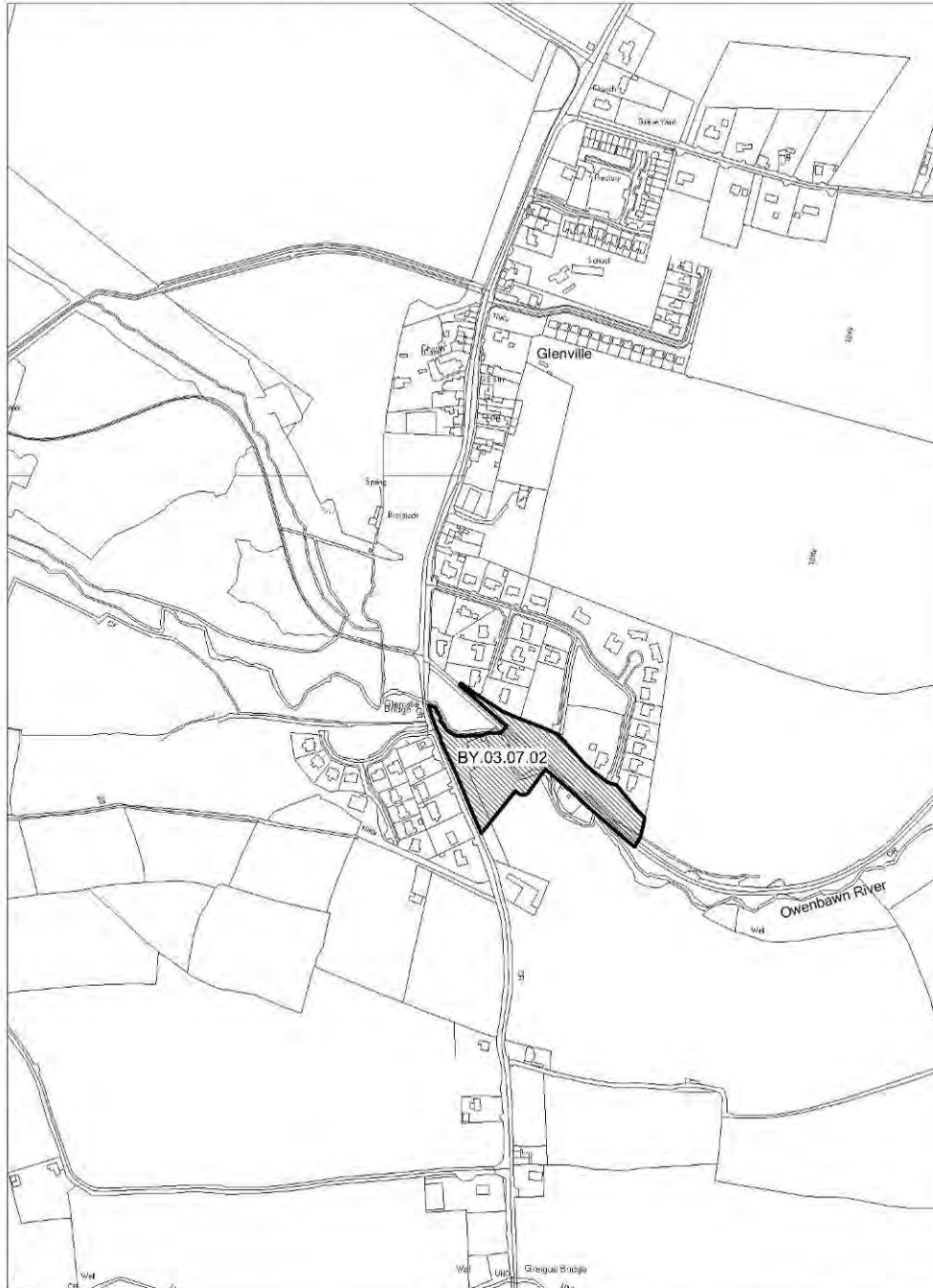
**Glenville**



| Amendment Ref. BY.03.07.01

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

**Glenville**



**| Amendment Ref. BY.03.07.02**

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

**Tower**



**Amendment Ref.BY.03.10.01**

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

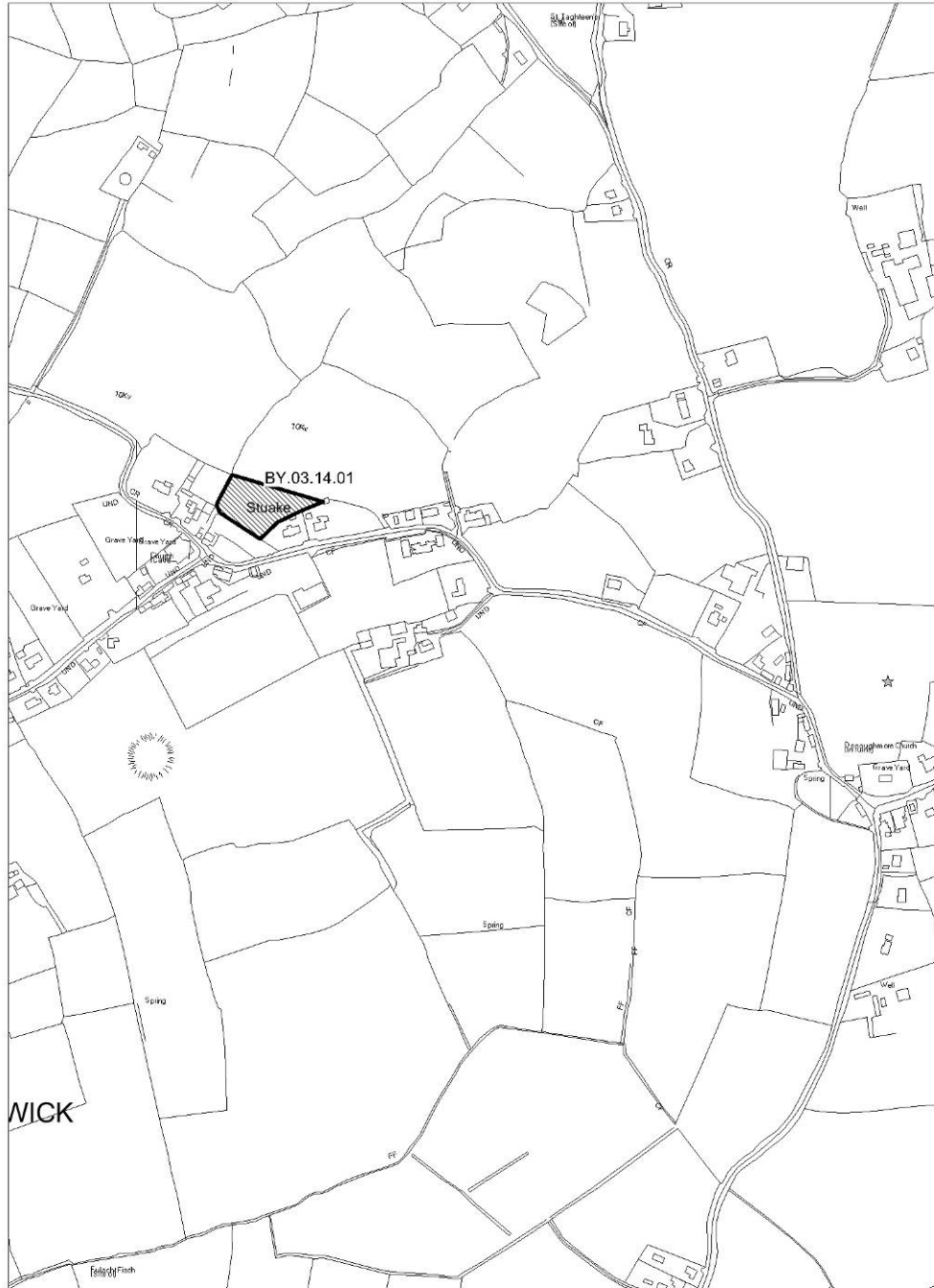
**Killeens**



**Amendment Ref. BY.03.13.01**

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

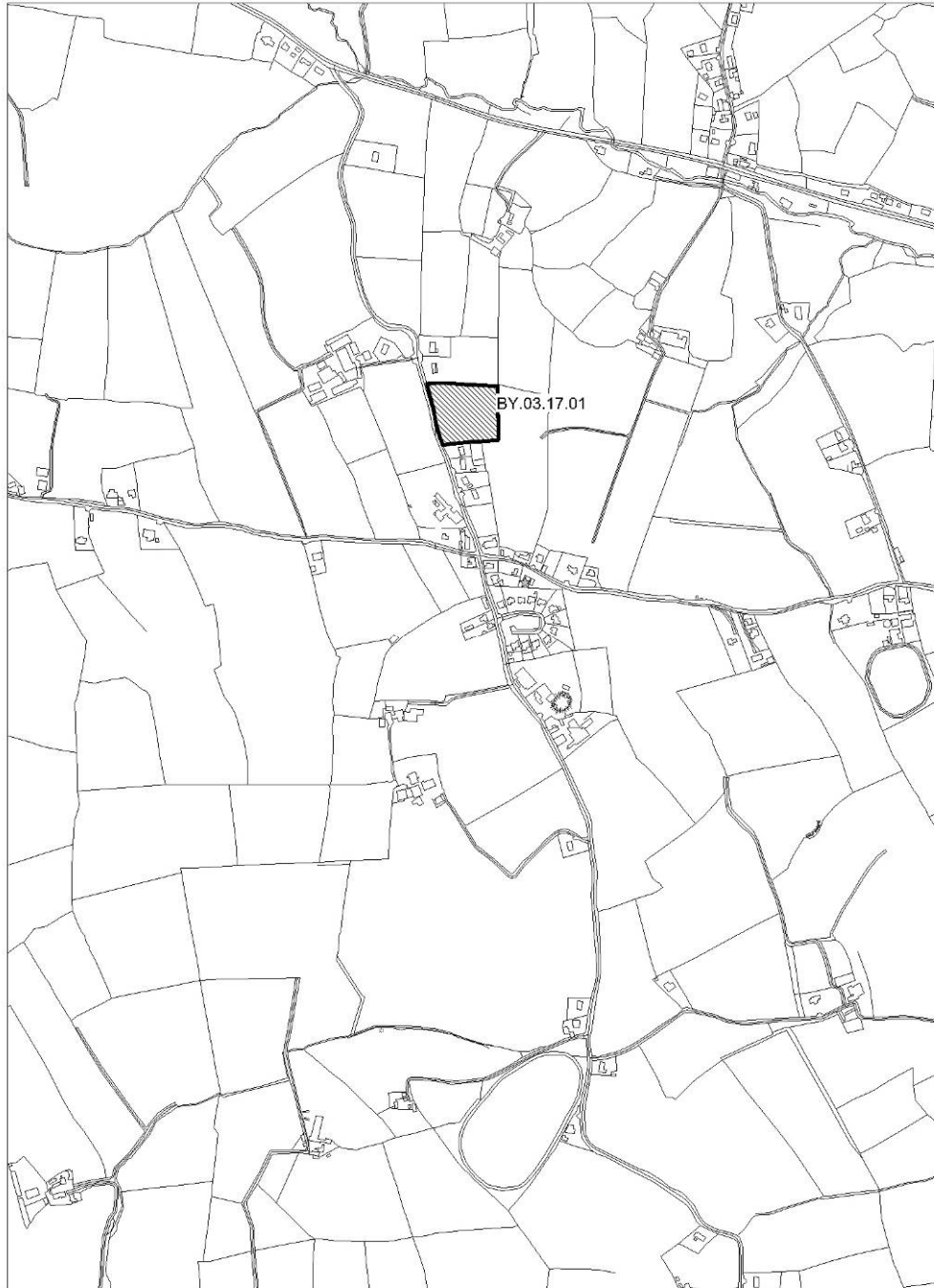
**Stuake/Donoughmore**



**| Amendment Ref. BY.03.14.01**

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

**Berrings**



**Amendment Ref.BY.03.17.01**

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

**Caherlag**



**Amendment Ref.BY.03.33.01**



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

**Leemount Cross**



**Amendment Ref.BY.03.34.01**

## Appendix E

### List of Submissions by Interested Party – Blarney Electoral Area

Interested Party	Submission No.	Settlement Name (where relevant)
Colthurst, Charles	BYEALAP11/1439	Blarney
Cork City Council	BYEALAP11/1434	Cork City North Environs and Little Island
Courtbrack Community Development Committee	BYEALAP11/1431	Courtbrack
Cunningham, Tommy	BYEALAP11/1445	Tower
Daly, Michael	BYEALAP11/1435	Tower
Department of Arts, Heritage and Gaeltacht	BYEALAP11/1446	Countywide
Department of Education and Skills	BYEALAP11/1419	Glanmire
DM&A Consulting Engineers	BYEALAP11/1420	Glounthaune
Environmental Protection Agency	BYEALAP11/1410	Countywide
ESB	BYEALAP11/1312	Inniscarra
Glounthaune Community Association	BYSEA11/1337	Glounthaune
Lackenroe and Anmount Residents Group	BYEALAP11/1424	Glounthaune
Murnane O'Shea Limited	BYEALAP11/1444	Glanmire
Murnane O'Shea Limited and McCarthy, Paddy	BYEALAP11/1442	Cork City North Environs
National Roads Authority	BTEALAP11/1402	Countywide
O'Leary & O'Sullivan Developments	BYEALAP11/1415	Courtbrack
O'Sullivan, John	BYEALAP11/1436	Cork City North Environs
Office of Public Works	BYEALAP11/1472	Countywide
Scally, Joe, Margaret and Mark	BYEALAP11/1422	LittleIsland
Wallace, Harry	BYEALAP11/1360	N/A
Wexport Ltd	BYEALAP11/1440	LittleIsland