

Report to Members

Carrigaline Electoral Area Local Area Plan Public Consultation Draft

**Interim Report on Proposed Amendments
Following the Electoral Elected members
Meeting of 03 March 2011.**

18th March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Carrigaline Electoral Area Committee Meeting on the 11th of March 2011.

Part 1 of this report details issues raised by Members where no additional change to the Plan is recommended.

Part 2 of the report details issues raised by Members where an additional change to the Plan is now to be recommended by the Manager. A brief indication of the additional change proposed is given in this interim report. Detailed text/maps in relation to additional changes will be circulated prior to the Special Council meeting to be held on 30th march 2011

In each case a brief justification for the position is outlined.

Members wishing to further pursue any matters raised, especially those detailed in Part 1, or any other matters, are reminded that they must give formal Notice of Motion for the Council Meeting on 30th March, to Maurice Manning by 22 March 2011.

Part 1: Issues Raised by Members where no additional changes are recommended.

No.	Issue	Response	Action.
1	Submission 1033 - Carrigaline It as proposed that B-01 be amended to allow for the development of a Primary Healthcare Centre. The elected members stated that this proposal is supported by the HSE.	Whilst the need for this important facility in Carrigaline is recognised, it is considered that the town centre would be a more appropriate location.	No change
2	C-01 Carrigaline – Proposed School Campus It was proposed that the site should be removed from the Carrigaline LAP and a more appropriate site should be considered.	It is deemed inappropriate to remove this zoning. The Department of Education and VEC support the location of the proposed school campus, which had been through a detailed site investigation report including the choice of alternative sites in the area. Alternative sites for the proposed school	No Change

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		<p>campus have been investigated in a number of locations within and outside the Carrigaline town boundary. The location of an education campus outside of the town within the greenbelt is generally not sustainable and while there are several sites in the town for the development of single schools (X-01, R-06 and O-02), the most appropriate site for an education campus in Carrigaline is located on the site identified as C-01.</p>	
3	<p>Submission 889 - X-01 Science, Innovation & Technology Park. Clarification was sought on the following issues.</p> <ol style="list-style-type: none"> 1. The timeline of the Masterplan. 2. Special Development Charges. 3. What the individual landowners need to agree prior to the adoption of the Masterplan. <p>The Elected Members requested a commitment from the executive which would allow the land owners (Science, Innovation and Technology Park) who are ready to develop, to start immediately.</p>	<p>The issues raised by the elected members relate primarily to the Masterplan for the Science, innovation & technology Park. This Masterplan is prepared in a separate but related process to the Local Area Plan. The Carrigaline LAP provides the framework for the Masterplan and therefore no change is recommended.</p> <p>The ACM has attached a separate note on this issue.</p>	No Change
4	<p>Submission 929 - The Elected members requested that lands be zoned for airport related logistics uses on lands which are adjacent to the existing Airport boundary.</p>	<p>The Airport "Future Needs Study" commissioned by the county council prior to the preparation of the Airport SLAP confirmed that there are sufficient lands within the boundary of the Airport to satisfy the demand for logistics development/uses.</p>	No Change
5	<p>Submission 1,039 - Waterfall Road The Elected members requested that these lands be zoned for low density residential development 15 -20 individual dwellings. It was argued that these lands</p>	<p>There is no requirement for further residential zonings in Cork City – South Environs. Sufficient lands are already</p>	No Change

No.	Issue	Response	Action.
	represented an infill site.	proposed in the Draft Plan to cater for the target growth of this settlement.	
6	Submission 979 - Passage west The Elected Members requested that 2 -4 dwellings be permitted on this site.	There is no requirement for further residential zonings in Cork City – South Environs. Sufficient lands are already proposed in the Draft Plan to cater for the target growth of this settlement. This area is visually important and makes a significant contribution to the setting of Passage West and therefore should remain free from development. The Council has indicated in the past that 1-2 dwellings could be accommodated within the objective for the site.	No Change
7	Submission 779 – Curraghbinny – The Elected members requested the relaxation of greenbelt policy to allow for an individual dwelling.	Curraghbinny is located in the metropolitan Greenbelt and part of the lands in this area is designated as Greenbelt A3 and is reserved to meet the local housing needs of individuals form Curraghbinny.	No Change
8	Mrytleville - Crosshaven & Bays The Elected Members requested clarification in relation to a recently granted planning permission.	It was agreed be the Elected members that there is no need for a further amendment.	No change required
9	Carrigaline Rugby Club – Clarification was sought on whether or not the Rugby club could develop in the Greenbelt.	The Greenbelt policy allows for the development of sporting facilities subject to planning permission.	No change required
10	U-03 Carrigaline – Clarification sought in relation to U-03	The specific zoning U-03 is for pedestrian use only	No change required
11	Submission 997 Douglas – Clarification was sought on whether or not these lands were included in the Douglas LUTS study Area.	These lands are within the Douglas LUTS study area.	No change required
12	Submission 992 lands at Passage West – The Elected Members requested that additional lands be zoned for residential development	Sufficient lands are already proposed in the draft LAP to cater for the target growth of the settlement.	No Change

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13	Submission 906- Lands at Moneygurney – The Elected Members requested that additional lands be zoned for low density residential development.	The lands in question are already within the development boundary and there is no need to zones additional land for residential development in the South environs.	No Change
14	Submission 434 - lands at Moneygurney – The Elected Members requested that additional lands be zoned residential development.	There is no requirement for further residential zonings in Cork City – South Environs. Sufficient lands are already proposed in the Draft Plan to cater for the target growth of this settlement.	No Change

Part 2: Issues Raised by Members where additional changes are recommended.

No.	Issue	Response	Action.
1	X-03 Douglas LUTS - The Elected Members recommended an amendment to the wording of specific objective X-03 for the Douglas LUTS. It recommended that the text be altered to indicate that significant development should be avoided so as not to prejudice the outcome of the Dougals LUTS	There was agreement on this issue from the executive.	Additional text in relation to this issue will be drafted and circulated to members prior to the meeting on the 30 th of March 2011.
2	Submission 769 - The Elected Members recommended that additional text in relation to “Hop Island” be include in the body of the text for the settlement Cork city – South Environs. This additional text will indicate that there maybe some potential to accommodate some low density residential development at “Hop Island”.	“Hop Island” is located outside of the development boundary of Cork City – South Environs but is not included in the Metropolitan Greenbelt. There maybe some potential to accommodate some low density retirement development in the area.	Additional text indicating that there maybe additional potential to accommodate some low density retirement development in this area will be drafted. This additional wording will be circulated to members prior to the meeting on the 30 th of March 2011.
3	Submission 808 - The Elected Members requested that consideration be given to the rezoning of lands at Barretts Cross, Lehenaghmore for residential development. It was stated that the	The lands in question are highly elevated and are primarily zoned for open space uses. Some of the lands within the	An additional specific objective, including provision for road improvements, and zoning map in relation to this issue will be drafted and circulated to

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	rezoning of this land would facilitate the requirement for infrastructure improvements in the area.	development boundary are zoned as existing built up area in the Draft LAP. It is proposed to rezone the lands which are zoned as existing built up area for residential development. The remaining portions of this submission are to remain as open space.	members prior to the meeting on the 30 th of March 2011.
4	Submission 706 - The Elected Members requested that consideration be given to the extension of the development boundary at Duggans Cross In Crosshaven & Bays.	There was agreement on this issue from the executive.	A new map showing the extent of the boundary change will be drafted and circulated to members prior to the meeting on the 30 th of March 2011.