

# **Report to Members**

Carrigaline Electoral Area Local Area Plan  
Public Consultation Draft

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

February 2011

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<b>1.0</b>	<b>22nd Feb</b>	<i>Name</i>	DOS	AF	RP	AH

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

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

## **Section 1 Introduction**

### **1.1 Where we are in the process**

**1.2.1.** The Carrigaline 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 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report prepared under the Planning and development (Strategic Environmental Assessment) Regulations 2004 were made available in DVD (free of charge) 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.

**1.2.2.** Although not required under the Act, a public exhibitions / information day was held during the display period to encourage people to take part in the plan process. This was held in the Rochestown Park Hotel on December 9<sup>th</sup> 2010. About 30 people attended this events and had an opportunity to speak to directly to staff from the Planning Policy Unit.

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

### **1.2 Submissions**

**1.2.1.** There were a total of 129 submissions received during the public consultation period on the Draft Carrigaline Electoral Area Local Area Plan. Of these 129, there were 2 duplicates, leaving a net total of 127 valid submissions. Twelve submissions focussed on general issues facing the Electoral Area, with a further 117 site specific submissions.

**1.2.2.** The majority of the submissions received (95) related to issues in the 4 main settlements within the Electoral area. Nine submissions related to issues in the key villages, six submissions related to the villages, There were no submissions relating to village nuclei, with five submissions received in relation to the "other Locations". A number of submissions received related to the rezoning of land within the Metropolitan Greenbelt.

**1.2.3.** A total of seven submissions were received, which raised the issue of the inaccuracy of the flood maps as depicted in the land use zoning maps.

**1.2.4.** A total of 9 submissions were received that were directly related to mapping issues.

### 1.3 Appropriate Assessment

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

### 1.4 How to use this report

1.4.1. This report is set out to fulfil a number of functions. Firstly and overall, its purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period.

1.4.2. Section 2 sets out the Manager's view of the principle issues raised and includes the Manager's recommendations for amendments to the draft plan.

1.4.3. Included thereafter, in Appendix A, is the full list of submissions received during the 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 details list of proposed recommended material amendments to the Draft Local Area Plan. This list is set out by settlement.

1.4.5. Appendix C of the report includes a List of Submissions by Interested Party.

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

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

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

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

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

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

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

- A special meeting of the Carrigaline Electoral Area Committee has been arranged for Wednesday 9<sup>th</sup> March 2011 at 2.00pm in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30<sup>th</sup> March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22<sup>nd</sup> March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31<sup>st</sup> March 2011 at 11 am.

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

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

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

## Section 2 Principal Issues Raised

### 2.1 Introduction

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

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

### 2.2 General Issues

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

#### Flood Risk Management and the Local Area Plans

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

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

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

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

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

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

- That the overall approach taken in the draft plans to the management of flood risks is flawed and that indicative flood risk maps in the draft plans were not a credible basis for the decisions being made

- Whilst it was often accepted in submissions that a particular settlement was susceptible to some level of flood risk, in some settlements, the indicative flood risk maps shown in the draft plans are insufficiently accurate to identify the land most susceptible to those risks
- That there was no need to avoid new zoning on areas indicated as at risk of flooding because a site specific assessment could be carried out at the planning application stage
- That it was unreasonable to discontinue zonings or reduce development boundaries from a previous plan on the basis of the indicative flood risk maps
- That the level of detail required in the site-specific flood risk assessment was, in many cases, excessive and would impose unnecessary financial burdens on those contemplating development

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

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

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

of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but, providing an appropriate policy response can be developed to address the localised uncertainty that they cause, they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions to be made in these Local Area Plans.

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

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

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

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

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

**2.2.10.** In the review of the 2005 local area plan that resulted in the preparation of this Draft Local Area Plan, the County Council has attempted to frame its proposals for the area having regard to the Guidelines for Planning Authorities issued under section 28 of the Planning and Development Acts in May 2009 concerning Sustainable Residential Development in Urban Areas. The approach taken in villages, following the principles set out in the Ministerial Guidelines, has been to set out a future planning framework for the village based on four key elements:



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

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

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

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

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

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

- Provide a clear statement to the effect that the County Council remains committed to the implementation of existing planning permissions;
- Provide a statement indicating that the Planning & Development Acts do not make provision for local area plans to be taken into account in the assessment of applications for the extension of the appropriate period.
- Provide an additional objective and supporting text to indicate that, in the interests of the proper planning and sustainable development of the area, it is an objective of

this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.;

### **2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities**

#### **2.3.1.** authorities and are listed below:

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Communications, Energy and Natural Resources

Department of Transport

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

Environmental Protection Agency

National Roads Authority

Bus Éireann

Cork City Council

**2.3.2.** Summaries of the issues raised in these submissions and details of the Manager's opinion are set out in Appendix 1. The following paragraphs address the major issues likely to affect the amendment of the local area plan.

#### **Department of the Environment, Heritage and Local Government**

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

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

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

**Response: No amendment to the Carrigaline Local Area Plan proposed.**

#### **Department of Education and Skills**

**2.3.6.** In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Carrigaline Electoral Area. A significant number of the additional facilities required have been provided for in the Local Area Plan, with new facilities to be provided at Carrigaline and Cork City – South Environs.

**2.3.7.** The submission highlighted a potential deficit in the Carrigaline Electoral Area, namey Carrigaline and Cork City – South Environs. A number of options for new schools in Carrigaline and Cork City – south Environs have been Identified.

**Response: No amendment to the Carrigaline Local Area Plan proposed.****Department Of Transport**

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

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

**Managers Recommendation: No amendment to the Carrigaline Local Area Plan proposed.****Environmental Protection Agency**

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

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

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

**Manager's Recommendation: In line with the EPA's request amend the draft plan to include additional text in Carrigaline, Cork City – South Environs and Passage West development boundary specific objectives regarding Appropriate Assessment. Proposed change no.(s) CE02.02.03, CE03.01.13, CE03.01.14, CE03.02.10, CE03.03.104**

**National Roads Authority**

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

**2.3.14.** The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading. No amendment to the plan is considered necessary.

**2.3.15.** In relation to the Draft Carrigaline Local Area Plan this comprehensive submission raises a number of issues which include (1) Potential increased traffic as a result of the Shannon Park Masterplan site (2) Increased traffic from the Cork Science Park (3) Clarification in relation to the proposed IAP for the Tramore Valley and its impact on the existing Retail Strategy (4) Support for the

proposed LUTS for Douglas. Also the need to include R-06 and R-08 in the study area of the LUTS and (5) Issues relating to the delivery of the N28 at Ringaskiddy,

**Managers Recommendation: Clarifications to be inserted as required, material amendment proposed in relation to the LUTS for Douglas and the IAP for Tramore.**

**Proposed change no.(s) CE03.02.02, CE03.02.03**

### **Cork City Council**

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

**2.3.17.** In relation to the Carrigaline Electoral Area, the submission requests that;

- Employment and Economic Activity,
- Business, Industry and Enterprise,
- X-02 Tramore Valley,
- X-03 Douglas and
- X-04 Cork Airport.

**2.3.18.** The overarching concern raised in this submission is that proposals and zoning for the Cork City - South Environs should adhere to CASP, CASP Update and the Retail strategy. The submission also states that some of the terms used in relation to Tramore Valley, and Douglas are vague and confusing and therefore should be more clearly defined. With regard to X-04 Cork Airport, this submission questions the need for an additional "business park" (at this particular time) at the airport especially as CASP does not require an additional park until after 2020.

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

**Managers Recommendation: Clarifications to be inserted as required, material amendment proposed in relation to the LUTS for Douglas and the IAP for Tramore Valley.**

**Proposed change no.(s) CE03.02.02, CE03.02.03**

## 2.4 Other Issues Raised in General Submissions

### **Construction Industry Federation**

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

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

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

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

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

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

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

### **Irish Farmers Association**

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

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

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

## 2.5 Settlement Specific Issues

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

### MAIN SETTLEMENTS:

#### **Carrigaline: A Total of 24 submissions were received for Carrigaline town - the main issues are as follows:**

##### **X-01 Shannon Park Master Plan**

2.5.2. A submissions made a request for changes to the objective in Shannonpark site for future development (X-01) because it has a number of site constraints. Specifically, overhead power lines will require under grounding and the requirement for a park and ride site could be replaced with a site for additional community uses. In addition, a site will be made available for the construction of a primary school by the relevant agency and because of site constraints the housing numbers should be given a range of 1000-1200, depending on the development of the other facilities.

**Manager's recommendation: Appropriate changes to the objective to reflect these issues.**

##### **C-01 – School Campus**

2.5.3. Several submissions were received from existing resident associations in neighbourhoods near the proposed education campus (C-01). The majority of the submissions raised a number of issues relating to the traffic impact of the school campus, the capacity of the existing road to deal with the traffic increases and the need for adequate parking spaces and circulation within the school site. The submissions also raised the issue of additional noise being created as a result of the proposed school campus. One of the submissions raised the size of the site being inadequate for the proposed number of schools.

2.5.4. 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 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-03), the most appropriate site for an education campus in Carrigaline is located on the site identified as C-01. However, the size of the proposed school campus had been incorrectly drawn and will need to be increase in size to enable the construction of the three schools.

**Manager's recommendation: A proposed change will be made increasing the size of the site in accordance with the site already identified by the VEC.**

##### **T-01/T-02 – Town Centre**

2.5.5. A number of submissions requested modifications to the town centre site (T-01 and T-02) in the town. In particular, there was a request that the objective linking the development of the site (T-02) to the construction of the inner relief road be removed. Although access to T-02 can be provided from Main Street, the provision of the inner relief road on the western boundary of T-02 not only defines the western boundary but also contributes to the opening up of the land for development and it is imperative that it must be linked to its development. Similarly, there was a request to remove the requirement for the construction of community facilities in tandem with the development of the town centre (T-02). The objective specifically says that the town centre expansion in Carrigaline should be

developed in accordance with an action area plan and that town centre uses such as community facilities should be provided as well as any retail proposals. The town centre site is a mixed use site requiring a multi agency approach to development which will benefit all the community in the town.

**2.5.6.** The development of the T-02 site involves a number of different landowners and it straddles the Owenboy River and will require integration into the footprint of the existing town centre. The objective U-03 identified a need for a street to provide the necessary link between different uses on both sides of the river and the existing town centre. Because of topographical constraints, this street will need to be pedestrian only. In addition, a submission identified anomalies of the boundaries between T-01 and T-02 that are in conflict with existing buildings on the ground. These boundaries need to be amended.

**Manager's recommendation: A proposed change will be made to the U-03 objective to indicate that it should be pedestrian only. It is also proposed to amend the boundaries of both T-01 and T-02.**

#### **Requirement for a Primary Healthcare Centre**

**2.5.7.** There is a submission proposing that a primary health care centre be located on land which is zoned for business use (an extension of the existing business park) along the Crosshaven Road to the south west of the town. Normally, these types of activities are best located in or near town centres so that they are easily accessible to all the residential areas of the town.

**Manager's recommendation: It is considered to be more appropriate to locate a health centre in the heart of the community (town centre) where there is good accessibility for all citizens by sustainable means of transport.**

#### **Cork City - South Environs: A Total of 43 submissions were received for Cork City South Environs - the main issues are as follows:**

##### **X-01 – Cork Science, Innovation & Technology Park**

**2.5.8.** A number of submissions were received relating to lands in close proximity to the proposed Science, Innovation and Technology Park in Cork City – South Environs. Specifically, these submissions, from landowners, requested extensions to the proposed zoning boundary for X-01 so as to include their lands within the development boundary. The boundary of the proposed Science and Technology Park was identified from the feasibility study, having examined a number of alternative sites and gone through its own public consultation process. There is no need to extend the boundary of the proposed site as it is already considered to be more than adequate to cater for the future land requirements.

**2.5.9.** In addition, there were a number of suggested changes made to the phasing and implementation proposals for the site. These details of these submissions will be addressed in the finalisation of the master plan.

**2.5.10.** Issues also arise regarding the future funding of common infrastructure and facilities on this strategic site that is in multiple ownerships. At the appropriate stage, consideration will be given to the use of the County Council's powers under sections 48 and 49 of the Planning and Development Acts to use the system for 'Development Contributions' to secure appropriate contributions from developers to offset this expenditure.

**Manager's recommendation: A masterplan is in an advanced stage of being prepared and these details will be considered in the finalisation of this masterplan. Additional text is proposed regarding the possible future use of the Development Contribution system.**

### **X-02 – Integrated Area Plan for Tramore Valley**

**2.5.11.** There have been a number of submissions made expressing concerns about the uncertainty surrounding the intention to undertake the Tramore Valley Study (IAP) referred to in X-02. In particular, clarification is sought about the timeline and scope of the work to be done and how planning applications can be processed while the study is being prepared. Although no development boundary has been given in draft local area plan (the indication relating to this project shown on the zoning map is entirely indicative), the proposal for the preparation of an Integrated Area Plan is consistent with the CASP proposals for the Tramore Valley,. It's the intention of objective X-02 to identify a boundary in the IAP that will enable more detailed plans to be progressed over the lifetime of the LAP. Whilst the IAP is in the course of preparation, planning applications on land within the broad boundary shown in X-02 can be made in accordance with the provisions of the plan (including the zoning map and specifically section 1.5.26). A proposed change will be included providing clarification on these matters.

**Manager's recommendation: It is proposed that an amendment be made to the IAP for Tramore Valley.**

### **X-03 – Landuse and Transportation Study for Douglas**

**2.5.12.** A number of submissions were received in relation to the X-03 objective, specifically for a revision of the wording in the X-03 objective for the LUTS in Douglas. Submissions were made asking for the specific zoning on land parcels in advance of the LUTS study so that development can proceed without delays of the LUTS. While this obviously cannot be achieved before the LUTS is prepared, in the short term consideration of development proposals on non strategic sites needs to be made on the basis on section 1.5.26 of the draft plan. To assist this process the zoning map from the 2005 LAP will be retained for development management purposes until the LUTS study is complete.

**2.5.13.** In addition, some of the submissions requested that LUTS area be broadened to include the whole of Douglas and Rochestown. While the LUTS study will need a specific terms of reference prepared as soon as possible, the area to be considered for the traffic and transportation study will need to be broadened to include Douglas and parts of Rochestown. It will not be necessary to broaden the development boundaries.

**Manager's recommendation: It is proposed that an appropriate amendment will be inserted in the plan.**

### **Cork International Airport, X-04 – and surrounding lands**

**2.5.14.** Several submissions have been received requesting lands to be zoned for airport related logistical and business use on surrounding land near the airport. There is no need to expand the areas needed for airport related business and logistical use because the DAA has indicated, and this is confirmed in the SLAP for the airport, that the logistical requirements of the airport can be adequately served within the operational land of the airport development boundary. In line with CASP requirements for the airport, sufficient land has been provided for proposed business uses at the X-04 site.

**2.5.15.** In addition, some submissions queried the type of business uses proposed on X-04, Cork City-South Environs and requested a change to the objective to allow for office based industry requiring an airport location as well as internationally traded services, corporate office and those that are complementary to the existing business park at the airport. This requirement is acceptable.

**Manager's Recommendation: An amendment is proposed in relation to the wording of the X-04 specific objective in Cork City–South Environs to include reference to internationally**



traded services, corporate offices and those that are complimentary to the existing business park at the airport.

#### **Need for additional Residential Land in Cork City – South Environs**

2.5.16. Several submissions were received requesting that additional land be zoned for residential development on the periphery of the South Environs. According to the population targets for the area, adequate land has already been zoned in the draft local area plan. Therefore any additional land is not required.

**Manager’s recommendation: No amendment required.**

#### **Ringaskiddy: A Total of 15 submissions were received for Ringaskiddy - the main issues are as follows:**

##### **Proposed relocation of the Port of Cork to Ringaskiddy**

2.5.17. There were submissions in support and against the relocation of the Port of Cork at Ringaskiddy. In considering the points raised, it is concluded that the draft plan proposals to support the relocation to Ringaskiddy are in accordance with the Regional Planning Guidelines, Cork County Development Plan and constitute proper planning and sustainable development. In order to consolidate the proposal in a specific land use, it is recommended that an amendment be made to include a large part of the Port of Cork land in an industrial zoning with a specific objective for port activities and port related industry.

**Manager’s recommendation: In order to support the relocation of the Port of Cork. It is recommended to make an amendment to the plan by the inclusion of a land use zone for port activities and port related industry.**

##### **I-06 – Ringaskiddy**

2.5.18. A submission has been made requesting alternative wording to enable suitable consultation to take place with the relevant authorities before development takes place on land surrounding the ring fort on I-06. This is a reasonable request and an amendment is recommended.

**Manager’s recommendation: An amendment to the objective is being recommended to include alternative wording.**

##### **T-01 and T-02 – Ringaskiddy & Shanbally**

2.5.19. There were submissions received about the proposed town centre zoning at Shanbally and Ringaskiddy villages. Arguments for and against have been put forward for the zoning and it is recommended that an amendment be made to ensure that development of the villages is in line with the protection of residential amenity and that any development be at the appropriate scale.

**Manager’s recommendation: It is recommended that a proposed amendment be made to the objective to improve the scale and protection of residential amenity.**

##### **Flood mapping for Ringaskiddy**

2.5.20. Some of the submissions raised the question of the extent of flood risk in the port and surrounding lands. There is a difference between the indicative flood risk maps in the draft local area plans and the draft CFRAMS mapping when it was published. Mapping based on the CFRAMS maps

was not included in the draft plan because of data issues. These have now been resolved and the draft plan maps can be amended to bring them in line with tidal flood data from the Lee CFRAMS study. Manager's recommendation: An amendment to the Flood Risk mapping will be made.

**Passage West: A total of 9 submissions were received for Passage West – the main issues are as follows:**

**Need for additional Residential Land in Passage West**

**2.5.21.** Submissions were received about the accessibility to the proposed residential lands in Passage West and the need for additional lands for residential development in Monkstown. In addition, a submission raised the issue of the inadequacy of the wastewater treatment for both settlements and the need to construct the Lower Harbour WWT works before any more development takes place. The proposed residential zones in the Passage West and Monkstown are considered to be adequate for the future demand of housing resulting in any population increases although the lack of waste water treatment infrastructure may be a significant impediment to development. Therefore, it is recommended that no additional residential land be zoned for the settlements.

**Manager's recommendation: No amendment necessary**

**Issues raised by Passage West Town Council**

**2.5.22.** The Passage West Town Council has made a number of suggested amendments to the draft LAP. These will be incorporated into the document as non-material amendments.

**Manager's recommendation: No amendment is recommended.**

**Key Villages, Villages/ Village Nuclei and Other locations: A total of 20 submissions were received– the main issues are as follows:**

**Crosshaven and Bays: Proposed new Special Policy Area Zoning**

**2.5.23.** The Royal Yacht Club in Crosshaven would like to provide for a public access to the water and additional recreational facilities on the licensed foreshore. This is considered to be a good proposal and a suitable amendment is suggested.

**Manager's recommendation: An amendment to provide for a Special Policy Area that will allow for public access to the water and construction of new tourism and recreational leisure facilities.**

**Need for additional Residential Land in Crosshaven & Bays**

**2.5.24.** A number of submissions were received requesting additional residential zoning for the Crosshaven and Bays Area.

**Manager's recommendation: The draft local area plan provided sufficient land for the anticipated population targets for the settlement. No amendment is necessary.**

**2.1 Issues Relating to the County Development Plan**

- Amendments to the Greenbelt

**2.2.1.** A number of submissions requested that alternations be made to the Metropolitan Green Belt.

- Changes to the Settlement Hierarchy

**2.2.2.** A number of submissions asked for amendments to the settlement hierarchy within the Carrigaline Electoral Area. Request that Curraheen be upgraded to a Village



## 2.6 Issues Raised in relation to the Environmental Report

**2.6.1.** There were 4 submissions received in relation to the Environmental Report of the Carrigaline EA Draft Local Area Plan, CEENV11/509, CEENV11/533, CEENV11/535 and CEENV11/559. As the submissions Nos. CEENV11/509 and CEENV11/533 were not specifically relevant to the Environmental Report of the Carrigaline EA Draft Local Area Plan they have been dealt with as part of submissions received to the Carrigaline EA Draft Local Area Plan itself. Submission No. CEENV11/535 relates to the Midleton EALAP and the same submission was made to the Midleton EA Draft Local Area Plan (Submission No MNDLAP11/1186) and has been dealt with as part of submissions made to this plan. Submission no. CEENV11/559 was received from the EPA and raised a number of issues which will be addressed as part of the Strategic Environmental Assessment process.

## 2.7 Issues from the Appropriate Assessment of the Plan

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

**Manager's Recommendation: Amend Draft Plan to include amendments as detailed in Table 1(below). The detailed wording of each amendment is set out by settlement in Appendix B.**

<b>Table1: Schedule of Recommended Appropriate Assessment Amendments.</b>	
<b>Settlement</b>	<b>Amendment (s)</b>
General	CE 02.02.02, CE 02.02.03, CE 02.02.04, CE 02.02.05
Carrigaline	CE 03.01.07, CE 03.01.09, CE 03.01.10, CE 03.01.11
Cork City – South Environs	CE 03.02.06, CE 03.02.07
Passage West	CE 03.03.02
Ringaskiddy	CE 03.04.13, CE 03.04.14, CE 03.04.15, CE 03.04.16, CE 03.04.17, CE 03.04.18, CE 03.04.19, CE 03.04.20, CE 03.04.21, CE 03.04.22, CE 03.04.24, CE 03.04.25, CE 03.04.26
Crosshaven & Bays	CE 03.05.03, 03.05.05

## Appendix A

### List of Submissions

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
<b>Countywide</b>				
CEDLAP11/1036	Cork City - South Environs	Cork City Council	<p>This submission makes some general observations on the Local Area Plan review process and its impact on Cork City. It requests that a) the various Masterplans that the council are preparing are given a statutory basis. b) Joint strategies are prepared for the major development areas on the edge of the city that have a strong relationship with city areas such as the Tramore Road and Ballyvolane. c) The County Council ensure that the LUTS for the South Environs reserve the finite roads capacity that exists on the national roads for strategic use. d) The LAP is amended to take account of the findings of the Cork Area Transit Study 2010. Issues concerning Cork City - South Environs include (1) Employment and Economic Activity, (2) Business, Industry and Enterprise, (3) X-02 Tramore Valley, (4) X-03 Douglas and (5) X-04 Cork Airport. The overarching concern raised in this submission is that proposals and zoning for the Cork City - South Environs should adhere to CASP, CASP Update and the Retail strategy. The submission also states that some of the terms used in relation to Tramore Valley, and Douglas are vague and confusing and therefore should be more clearly defined. With regard to X-04 Cork Airport, this submission questions the need for an additional "business park" (at this particular time) at the</p>	<p>The issues raised in this submission are noted. See Section 2.3 above for responses in relation to the LUTS for Douglas, the IAP for Tramore Valley and X-04, Cork Airport</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			airport especially as CASP does not require an additional park until after 2020.	
CEDLAP11/625	Other	Meitheal Mara	This submission requests the inclusion of specific objectives which will facilitate improved access facilities within Cork Harbour.	Consideration has been given to the issues raised and an amendment to include additional text on the value of the harbour and the need for improved access to the harbour is recommended.
CEDLAP11/631	Other	Cork Chamber	This submission raises a number of issues relating to the Carrigaline LAP. These issues relate to (1) The strategic Importance of the upgrading of the N28 (2) Support for the proposed relocation of the Port of Cork to Ringaskiddy, (3) Support for the facilitating of development and expansion of the Airport and associated Business park, (4) Need to allow the development of indigenous industry at Ringaskiddy most notably the MERC Campus (5) Improve public transport (6) provide for critical infrastructure (7) Improve tourism potential in the Lower cork Harbour, and (8) Support for the Science Technology & Innovation Park.	The issues raised in this submission are noted.
CEDLAP11/655	Other	O'Flynn Construction	The submission raises a number of general issues in relation to the review of the local area plans: 1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework. 2. Council should take regard of market needs (lower densities) in terms of house	The issues raised in this submission are noted.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>type and location when considering the nature and spatial distribution of zoned residential land.</p> <p>3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</p> <p>4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</p> <p>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</p>	
CEDLAP11/1030	Other	Dairygold Co Operative Society Ltd.	This submission requests that Dairygold lands at Ballinhassig, Minane Bridge & Carrigaline be retained as town centre zonings in the Carrigaline LAP.	The issues raised in this submission are noted and the town/village centre zonings have been retained
CEDLAP11/1031	Other	Dept of Education and Skills	This submission outlines how educational provision requirements are calculated by the Department. Using this and the population and household targets of the draft plan it outlines the potential classroom deficit for Cork City South Environs, Carrigaline, Passage West and the villages and rural areas and also the	The issues raised in this submission are noted. See Section 2.3 above for response to issues raised in this submission



Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>area of land that is required to be reserved in Cork City South Environs, Carrigaline and Passage West for schools. The submission outlines that reserved sites be made close to community facilities to facilitate sharing of facilities with schools and states that the Department is open to the concept of multi-campus school arrangements. It makes reference to relevant technical documentation, code of practice and guidelines published by the Department and the DoEHLG. In addition the submission requests that lands adjacent to existing schools be protected where possible for possible future educational use.</p>	
CEDLAP11/1043	Other	National Roads Authority	<p>The NRA are concerned that the Electoral Area Local Area Plans have not taken into consideration the following points 1.The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, 2.More explanation and transparency in respect of how the population and household se figures were derived 3.No details of the current national road schemes. 4. The distinction between strategic traffic on national roads and local traffic on non national roads. 5. Additional traffic at major national road junctions' from new business zoning. At the Electoral area Level this submission raises a number of issues in relation to proposals contained in the Draft Carrigaline LAP. These include (1) Potential increased traffic as a result of the Shannon Park Masterplan site (2) Increased traffic from the Cork Science Park (3) Clarification in relation to the proposed IAP for the Tramore</p>	<p>The issues raised in this submission are noted. See Section 2.3 above for responses to issues raised in this submission.</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			Valley and its impact on the existing Retail Strategy (4) Support for the proposed LUTS for Douglas. Also the need to include R-06 and R-08 in the study area of the LUTS (5) Issues relating to the delivery of the N28 at Ringaskiddy, and (6) An overarching issue for the Carrigaline Electoral Area is the lack of detail concerning public consultation with the relevant statutory bodies in relation to the proposed Masterplans, and other plans (IAP Tramore Valley and LUTS for Douglas) for the area.	
CEDLAP11/1138	Other	Department of Communications, Energy and Natural Resources	The Department of Communications had no comment to make at this stage.	No action necessary
CEPLAP11/1193	Other	Environmental Protection Agency	The EPA's submission relates to four areas as follows: a) Integration of environmental considerations in the landuse plans, b) General comments on the EALAP Environmental Reports c) General comments on the EALAPS and d) Specific comments on the EALAPs. The EPA include a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans. The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural	The issues raised in this submission are noted. See Section 2.3 above for responses to issues raised in this submission

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.	
CEDLAP11/1139	Other	Bus Eireann	<p>OVERALL GOAL: To provide adequate bus priority measures and supporting infrastructure</p> <p>SPECIFIC OBJECTIVES</p> <p>Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> <li>• Well designed bus stops</li> <li>• Disabled accessible bus stops, including wheelchair accessibility</li> <li>• Easy of access for buses to urban bus stops</li> <li>• Safety, in terms of design and location, is of paramount importance at school settings</li> <li>• Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses</li> <li>• Consideration of use of road hard shoulders when exiting &amp; entering urban areas</li> </ul> <p>IMPLEMENTATION</p> <p>Public transport needs must be integrated into the planning process when considering new development proposals, within both Greenfield and existing development areas, as follows:</p> <ul style="list-style-type: none"> <li>• Bus lanes in urban areas</li> <li>• Well positioned and accessible bus stops</li> <li>• Bus lanes on motorways</li> <li>• Bus priority at traffic signals</li> <li>• Linking traffic signals with bus based AVL</li> <li>• Control of parking</li> <li>• Traffic calming</li> <li>• Pedestrian zones</li> </ul> <p>ADDITIONAL ISSUE</p> <p>Provision for the overnight</p>	The issues raised in this submission are noted.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			parking of buses for early morning departures in outlying towns should be made.	
CEDLAP11/1140	Other	Department of Transport	Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.	The issues raised in this submission are noted. See Section 2.3 above for responses to issues raised in this submission
CEDLAP11/1144	Other	Office of Public Works	The submission welcomes the approach taken to flooding and recommends a number of changes: Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 - references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the	The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.  See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note than "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even through they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.</p>	
CEDLAP11/1145	Other	DoEHLG	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing</p>	<p>The issues raised in this submission are noted. See Section 2.3 above for responses to issues raised in this submission</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>of development, towns/village growth balance, and growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
CEDLAP11/1147	Other	Irish Farmers Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> <li>1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future.</li> <li>2. There needs to be a solid commitment in the plans to improve rural infrastructure</li> </ol>	<p>The issues raised in this submission are noted. See Section 2.4 above for responses to issues raised in this submission</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			such as access roads and high speed broadband services.	
CEDLAP11/1278	Other	BamGable Developments	This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.	The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.  See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
CEDLAP11/1148	Other	Construction Industry Federation	<p>ZONING</p> <p>Minimise use of Masterplans, IAPs</p> <p>Infrastructure deficits</p> <p>Significant development constraints in key areas</p> <p>LAP review within 6 yrs</p> <p>Flexibility required in smaller settlements</p> <p>Underperformance of Cork City should be accommodated within Metropolitan Cork</p> <p>FLOODING</p> <p>Extreme, based on imprecise data</p> <p>Inequitable to de-zone lands or identify existing build up areas as being at flood risk</p> <p>SMALLER SETTLEMENTS</p> <p>No deletion of zoning in smaller settlements</p> <p>Zoning be retained where the developer has permission or has progressed an application</p> <p>Inflexible approach taken</p> <p>Amend specific target population growth to approx.</p>	The issues raised in this submission are noted. See Section 2.3 above for responses to issues raised in this submission

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>target</p> <p><b>OBJECTIVES</b>                      Guidelines allow for greater growth than envisaged in LAPs                      Limiting growth will limit the provision of services</p> <p><b>MARKET</b>                      No demand for higher densities outside of urban location &amp; special sites                      Review density targets                      Future funding of infrastructure cannot be largely borne by private sector</p> <p><b>TAXATION</b>                      Windfall tax legislation impacts on amended zonings</p> <p><b>CRÈCHE</b>                      Greater flexibility required in the provision of crèches</p> <p><b>CONTRIBUTIONS</b>                      Review of development contributions is required                      Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors</p> <p><b>PLANNING GAIN</b>                      Planning gain policies will stifle economic recovery and requires review</p> <p><b>DOCUMENT</b>                      Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives</p>	
<b>Ballinhassig</b>				
CEDLAP11/856	Ballinhassig	Lynch, John	<p>This submission highlights that 40 dwelling houses were granted planning permission in 2008 (re No. 07/13055) in an area of Ballinhassig which is at risk of flooding. The submission requests that new wording be included in the text for Ballinhassig which states " that in the event of a similar Planning Application being lodged, that the planning department will</p>	<p>The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p>See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent</p>



Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			apply the same criteria in reaching a decision as applied to the existing permission, particularly with regard to flooding issues and house numbers." The submission also requests that the area at risk of flooding in Ballinhassig be revised to reflect the flood study and the contour site survey which were carried out for the planning application 07/13055.	Mapping. The residential zoning has been removed from all lands within the development boundary. Individual development proposals will be assessed on their merits in accordance with the general objectives for the settlement and so as to be in keeping with the character and grain of development in the village.
CEDLAP11/1038	Ballinhassig	O'Sullivan, F & Murphy, L	This submission requests that lands at Ballinhassig (previously R-02 & R-03 in the 2005 LAP) are re-zoned for residential use and included within the development boundary of the settlement. The submission is accompanied by a Flood Risk report which was carried out by ARUP. This report concludes that the lands in question should be retained for residential development as per the 2005 LAP and that any subsequent planning application for these lands would still need to satisfy the requirements of the "Justification Test" at Box 5.1 of the " The planning system and flood risk management" guidelines.	The issues raised in this submission are noted. As the land in question has experienced a flood event since the 2005 LAP it has been removed from the development boundary. See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
<b>Ballygarvan</b>				
CEDLAP11/481	Ballygarvan	Donncha Kavanagh	This submission requests that consideration be given to the development of an integrated network of cycleways for the Carrigaline area and the Cork Area in general. The submission also requests further Greenbelt analysis. The submission also requests the incorporation of a road from Airport to Port at Ringaskiddy.	Cork County Council will endeavour to continue to develop/improve the network of cycleways throughout the county. The Metropolitan Greenbelt is dealt under the County Development Plan and not the Local Area Plan process.
CEDLAP11/	Ballygarvan	Donncha	This submission states that	The issues raised in this

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529		Kavanagh	the specific objective X-01 in Ballygarvan is vague and largely meaningless and therefore needs clarification.	submission are noted and the text of specific objective X-01 in Ballygarvan has been amended.
CEDLAP11/798	Ballygarvan	Ballygarvan GAA Club	This submission welcomes the policies and objectives in the Draft LAP for Ballygarvan in particular DB-09, X-01 and paragraphs 7.4.12, 7.3.2, 7.3.6, and 7.4.14. However the submission requests that the location of the playing pitch included in the X-01 objective be more site specific and therefore located on the lands which are to the south and immediately adjacent to the existing GAA grounds. The submission requests that the wording of specific objective for X-01 be altered to include the following "an appropriate playing pitch located so as to integrate efficiently and effectively with the existing adjacent recreational facilities".	The issues raised in this submission are noted. Recommend an amendment to the wording of specific objective X-01 in Ballygarvan to allow the playing pitch to be located so as to integrate efficiently and effectively with the existing recreational facilities.
CEDLAP11/967	Ballygarvan	Supple, John F.	This submission raises a number of issues with zoning objectives in Ballygarvan. These include (1) Concerns with the limited quantum of houses allowed under DB-01, the submitter states that this proposed limit is to restrictive on the development potential of the landholding and seriously impact on the value of the site and its capacity to deliver sustainable development. (2) The submitter requests that the specific objective for X-01 would return to the 2005 LAP objective R-03 but with a minor modification "...Adequate sanitary infrastructure and the inner relief road shall be provided in Partnership with the Council in tandem with	<p>The Scale of growth proposed for Ballygarvan is considered consistent with Ministerial Guidelines.</p> <p>The residential zoning has been removed from all lands within the development boundary. The lands in question are now subject to a special policy Area objective.</p> <p>The issues relating to Recreation &amp; Amenity policy are noted.</p> <p>Recommend amending the text for specific objective X-01.</p>

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			development." (3) The Submitter states that, where there is a specific objective (as in Draft X-01) for the provision of an amenity provision, clarity should be provided in the text that allowance for this will be given under the Recreation and Amenity policy requirements. Otherwise developers will effectively be double charged.	
<b>Carrigaline</b>				
CEDLAP10/430	Carrigaline	Brian O' Donoghue	This submission raises a number of issues in relation to the Carrigaline LAP. These include (1) Transport- the upgrading of the N28 (2) Bus Eireann - need for improved service to Carrigaline (3) Population - need to review population targets as times have changed since last census 2006 (4) Shannon Park Masterplan - time scale should depend on the delivery of the N28 and the plan should be community led (5) More detail required in relation to the redevelopment of the Dockyard site in Passage West	The issues raised in this submission are noted. The draft LAP has adequately dealt with most of the issues raised in this submission. Some of the issues raised in this submission are not within the remit of the Local Area Plan process.
CEDLAP11/478	Carrigaline	Glenwood Residents' Association	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size.	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to increase size of site.
CEDLAP11/485	Carrigaline	Derek Doody	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. Firstly the local infrastructure is not suitable for the volume of traffic which will use this road dropping off and picking up of	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to

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			<p>children twice daily. Even allowing for road improvements there is still the issue of the congestion that will occur from the roundabout on the Carrigaline/Cork road to the crossroads. There are currently approx seven schools operating in the Carrigaline area and numerous post-primary schools operating in adjacent areas e.g.: Crosshaven, Passage West and Douglas. If it is necessary to have three extra schools operating in Carrigaline would it not be more suitable to construct these in the area of the Shannonpark roundabout for easier access for all? As a fulltime local resident and parent to a preschooler I feel we have suitable educational infrastructure already in place and would be opposed to any plan that adds even more congestion on an already overloaded road infrastructure.</p>	increase size of site.
CEDLAP11/486	Carrigaline	Carrigaline Community Association	<p>This submission acknowledges the detailed work that has gone into the preparation of the Draft Carrigaline LAP. The submission suggests a number of additions and corrections to the text of the Plan for Carrigaline Town. The submission also raises concerns with regards to the proposed location of the new School Campus. The submission is accompanied by a Village Enhancement Plan which was prepared by the Carrigaline Community Association with supported training from SECAD.</p>	The issues raised in this submission are noted and have resulted in some non material and material amendments.
CEDLAP11/487	Carrigaline	Carrigaline Community Association	Duplicate of CEDLAP 11/286	Duplicate of CEDLAP 11/286
CEDLAP11/	Carrigaline	Murphy,	This submission raises a	The issues raised in this

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544		Darrach	number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size. The submission also question the need for further education facilities in Carrigaline	submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to increase size of site.
CEDLAP11/547	Carrigaline	Aherne Michelle	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size.	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to increase size of site.
CEDLAP11/581	Carrigaline	Carrigaline Rugby Football Club	This submission is designed to inform Cork County Council: (1) Of Carrigaline Rugby Football Club's views regarding the provision of sporting facilities in Carrigaline, with an aim of securing its own facilities in the immediate future located within the greenbelt; (2) To facilitate the location of sporting facilities within Greenbelt areas as to allow more sustainable use of development lands while securing the future of greenbelt lands; (3) Ensure buildings associated with sporting facilities within the greenbelt to be consistent with the development objectives for greenbelt areas and the scale and design of	The County Council recognises the need for a rugby club in Carrigaline. If this club is to serve to population of Carrigaline then the preferred location is Carrigaline town (development boundary) and the draft plan includes appropriate options for such uses.

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			any new building shall enhance the character of the area; and (4)The location of sporting facilities (change rooms, clubhouse, playing pitches and Astroturf) within areas liable to flooding is uneconomical and will result in extensive expenditure for community clubs where damage/repairs/maintenance will have to be undertaken after flooding of facilities.	
CEDLAP11/607	Carrigaline	cllr paula desmond	This submission relates to the proposed educational campus in Carrigaline. The submission raises some serious concerns about the ability of the local roads infrastructure to cater for such a large educational campus. Furthermore the submitter does not believe the Ballinrea Road can be "improved" sufficiently to adequately handle the present traffic problems generated by just 2 existing primary schools presently served by these roads let alone a development of this nature. The catchment area for this proposal would be huge and accordingly should be situated on main roads not back roads such as the Ballinrea or Ballea roads.	<p>The issues raised in this submission are noted.</p> <p>See Section 2.5 above for issues in relation to the school campus</p> <p>Recommend change to increase size of site.</p>
CEDLAP11/638	Carrigaline	Boland Developments Ltd	This submission requests that the specific objective B-01 for Carrigaline be amended to allow for small to medium sized industrial units and office based industry to include the provision of a primary healthcare centre. The submitter also requests the removal of the reference (section 1.2.19) "the town centre being the first choice location for any future Primary Healthcare Centre". The submission claims that the HSE support this proposal.	The preferred location for a primary healthcare centre is the town centre.
CEDLAP11/686	Carrigaline	Neenan, Stephen	This submission requests that lands at Kilnaglery, Carrigaline	There is no requirement for further residential

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			be included within the development boundary of Carrigaline and zoned for residential development.	zonings in Carrigaline Town.
CEDLAP11/691	Carrigaline	Carrigcourt Residents Association	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size.	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to increase size of site.
CEDLAP11/755	Carrigaline	Astra Construction Services Ltd.	This submission raises a number of concerns with the wording of X-01 in Carrigaline. The submitter highlights 1. Additional cost of the This submission raises a number of concerns with the wording of X-01 in Carrigaline. The submitter highlights: 1. The additional cost of the under grounding of existing ESB Power cables. 2. The need to reduce the proposed masterplan density from 1,200 dwelling units to 1,000 units. 3. The need to consider the current economic climate and the overall development costs of the site and therefore allow houses to be developed in tandem with proposed community facilities. 4. That a site will be allocated for the primary school but the building of the school is a matter for the Dept. of education. The submitter also raises concerns about the role NAMA and future development.	The issues raised in this submission have been considered and an amendment to the text of objective X-01 in Carrigaline is recommended.  See Section 2.4 above for issues in relation to X-01 Shannon Park Masterplan.
CEDLAP11/781	Carrigaline	Deady, William & Mary	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission raises a number of	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems. The submitters feel that the plan should be reconsidered to avoid major traffic congestion.	school campus Recommend change to increase size of site.
CEDLAP11/789	Carrigaline	Dun Eion Residents Association	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size.	The issues raised in this submission are noted. See Section 2.5 above for issues in relation to the school campus Recommend change to increase size of site.
CEDLAP11/801	Carrigaline	Carrignacurra Residents Association	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic, parking and safety problems, noise pollution and the site location, conditions and size.	The issues raised in this submission are noted. See Section 2.5 above for issues in relation to the school campus Recommend change to increase size of site.
CEDLAP11/826	Carrigaline	Silke, Kevin P.	This submission objects to the proposal to locate a new school campus at Ballinrea, Carrigaline. The submission argues that 1. The C-01 site is isolated from existing and proposed residential areas and lacks connectivity to these areas. 2. The campus will generate traffic problems including congestion, parking and safety issues. 3. The proposal does not comply with guidance from the Dept. of Education and science. It should be noted that the submission does recognise the need for additional	The issues raised in this submission are noted. See Section 2.5 above for issues in relation to the school campus Recommend change to increase size of site.



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			schools in Carrigaline and suggests that other more central sites are far more suited to this required need.	
CEDLAP11/836	Carrigaline	Collins, David	This submission raises a number of issues with the town centre zonings T-01 and T-02 and the proposed new street U-03 in Carrigaline. The submission states that the current zoning map splits the existing shopping centre and associated facilities between the two town centre zonings T-01 and T-02 therefore not recognising it as one entity. The submission also requests that the specific objective U-03 be removed as it passes through the existing shopping centre car park and if a street is required to consider the street that was always intended along the current shopping centre access road. The submission also states that an extension to the shopping centre was granted in 2008 and that this along with a proposed new street to the north should be reflected in T-02 in the zoning map for Carrigaline.	An amendment to the boundary of T-01 and T-02 in Carrigaline is recommended.  See Section 2.5 above for issues relating to Carrigaline town centre.
CEDLAP11/897	Carrigaline	Tesco Ireland Ltd.	This submission raises a number of issues and concerns with the specific objective T-02. The submission states that (1) The 'action area plan' or 'development brief' requirement should be removed and replaced with a requirement for a Masterplan. (2) The access and development of T-02 should not be dependent on the delivery of the inner western relief road as alternative accesses and link roads could be considered and (3) All reference to "Community uses which will be considered appropriate for the site include youth facilities,	The issues raised in this submission are noted.  See Section 2.5 above for issues relating to Carrigaline town centre.

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			theatre, cinema, town hall/multi purpose building and town square." should be deleted from the specific objective T-02 as it places too many obligations on one developer.	
CEDLAP11/901	Carrigaline	Piton Properties Ltd	This submission raises a number of concerns with specific objectives T-02, U-02 and U-03 in Carrigaline. The submission states that (1) the completion of the proposed inner relief road U-02 should not be a precondition for any development of T-02 as this site can be accessed from a number of other proposed routes. (2) The proposed inner relief road is not necessarily in the best position and provision should be made in the LAP for alternative configurations. Alternative text in relation to U-02 is submitted. (3) The proposed parallel street U-03 cannot work due to level differences. This street will require a bridge over the Owenabue River. (4) Proposed new wording for T-02 is submitted - "T-02- The area shall be subject to an Action area Plan or Development Brief that shall also assess the optimum layout and configuration of U-02. This shall include proposals for a variety of town centre uses including retail and business services and some community uses."	The issues raised in this submission have been considered and an amendment to the text U-03 in Carrigaline is recommended.  See Section 2.5 above for issues relating to Carrigaline town centre.
CEDLAP11/1018	Carrigaline	Coughlan, Patrick	This submission proposes an amendment to U-09 in Carrigaline and proposes a new Business zoning for Carrigaline. The submission requests that the zoning U-09 be amended to allow for access from the west and a new business zoning on northern side of the proposed U-09. It is proposed that this new zoning should allow for	The issues raised in this submission are noted.  It is considered that the business uses proposed by this submission are not appropriate for this site.

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			the following: B-03 - The provision of services associated with the U-09 Public Transport Facility which may include, but is not limited to: ticketing facilities, convenience shop and petrol station."	
CEDLAP11/1022	Carrigaline	Murnane & O'Shea Ltd & Manor Park Home Builders Ltd.	This submission requests that lands at Rock Road be zoned for a limited amount of residential development which will also facilitate the development of 2 new playing pitches.	This land is located in the strategic greenbelt gap which separates Carrigaline and Ringaskiddy
CEDLAP11/1024	Carrigaline	Silke, Kevin & Michael	This submission requests that the County Council reinstate the wording of objective R-11 as per the 2005 Carrigaline LAP back into the new zone R-06 (for the Same lands) of the Draft LAP. The submission argues that the current wording of R-06 (previously R-11) is not consistent with an existing planning permission on part of the site.	The issues raised in this submission have been considered and it has been concluded that the specific objective for this site adequately deals with these issues.
CEDLAP11/1033	Carrigaline	Boland Developments Ltd.	This submission requests that the specific objective B-01 for Carrigaline be amended to allow for small to medium sized industrial units and office based industry to include the provision of a primary healthcare centre. The submitter also requests the removal of the reference (section 1.2.19) "the town centre being the first choice location for any future Primary Healthcare Centre". The submission states that the HSE support this proposal.	Duplicate of CEDLAP11/638
CEDLAP11/445	Carrigaline	Carrigmore Residents Association	This submission raises a number of issues in relation to the zoning C-01 for a school campus in Carrigaline. The submission acknowledges the need for new school facilities in Carrigaline but raises a number of concerns in relation to this site namely the number of schools proposed, potential traffic,	The issues raised in this submission are noted.  See Section 2.5 above for issues in relation to the school campus  Recommend change to increase size of site.

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			parking and safety problems.	
<b>Cork City – South Environs</b>				
CEDLAP10/434	Cork City - South Environs	Mr. Ted Whitaker, Whitaker's Hatcheries.	Request for alteration from A1 Zoned land to residential (no restriction) zoned land	In keeping with the objectives of CASP and the CDP 2009, 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.
CEDLAP10/438	Cork City - South Environs	Shona & Derek van der Byl	Request for the Installation of a raised pedestrian crossing at no. 7 bus terminus to make it safer as it is necessary to cross the road on a blind rise	The issues raised in this submission are noted.
CEDLAP11/494	Cork City - South Environs	Margaret O'Connor	Request change in proposed zoning on lands at Scairt Cross, Donnybrook to medium density residential in the southern portion of the site with a neighbourhood centre to the north of the site at the cross roads.	The issues raised in this submission have been considered and an amendment to the text of R-05 is recommended as the current text is too prescriptive.
CEDLAP11/495	Cork City - South Environs	Pat and Tim O'Shea	This submission welcomes and supports the inclusion of Objective X-01 regarding the creation of the Cork Science, Innovation and Technology Park. It also sets out a number of concerns our clients have regarding their lands and the future economic viability of their family farm, a substantial portion of which lies within the boundary of the proposed Park. The key point raised relates to the severance of the farm by the boundary of the X-01 area, which excludes approximately 33 acres of their lands. This can be rectified by including all their lands within the boundary. The submission also queries the wording of section E of X-01 relating to flood risk policy for which revised text is	All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation & Technology Park) will be dealt with through the Masterplan process.

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CEDLAP11/552	Cork City - South Environs	Kelleher, Pat and Brendan	<p>proposed.</p> <p>This submission suggests a number of amendments to Douglas, Cork City -South Environs. These include (1). draft suggests more inappropriate commercial development for village (2) This is premature pending proposed mini LUTS study (3) proposed large scale commercial additions to village incompatible with its character, structure, history (4) Elevation of Douglas village shopping to rival Mahon Point misconceived, inappropriate and likely to (5) add to traffic congestion, ineffective road/junction modifications and adverse environmental impact (6) Insufficient attention to open space protection, use and improvement of same.</p>	<p>The issues raised in this submission are noted.</p> <p>See Section 2.5 above for issues in relation to the LUTS for Douglas</p>
CEDLAP11/598	Cork City - South Environs	Corkery Family	<p>This submission proposes that in assigning the extent of the X-01 designation of land for the proposed Cork Science, Innovation and Technology Park, a more holistic and wider area need to be taken into consideration. This submission is specifically directed towards facilitating permeability through the X-01 site (Cork Science, Innovation and Technology Park) in order to alleviate current and future vehicular traffic congestion from the surround road networks, especially Model Farm Road, serving Cork Institute and Technology. It is recommendation is that a road link be provided between Model Farm Road (Ministers Cross) and CIT, through the X-01 Cork Science, Innovation and Technology Park. The lands are currently farmed for grain production and livestock grazing. It is our</p>	<p>All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation &amp; Technology Park) will be dealt with through the Masterplan process.</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			opinion that lands surrounding the proposed development should be considered as part of the larger environment. In terms of the setting of the proposed Science, Innovation and Technology Park a pristine environment, that can only be delivered through ensuring permeability and linkages to its surrounding environment.	
CEDLAP11/600	Cork City - South Environs	Dublin Airport Authority (Cork Airport)	This submission requests an amendment to the lands identified as X-04, Cork City-South Environs in the Draft Carrigaline LAP. The lands which are located at Cork Airport are not required for Airport operations. This location is identified as a Strategic Employment Location in both the CASP Update and the Cork County Development Plan. The X-04 objective as drafted states only enterprise which requires an airport location can be sited on these lands. This requirement does not reflect the changing nature of airport enterprise from maintenance/airline/logistics to high-value added, time-sensitive employment which benefits from, rather than requires an airport location. It is vital that the objective is amended to facilitate high-value added enterprises that may otherwise chose to go outside the region for comparable, internationally connected locations. The Submitter therefore request the objective be amended as follows to align with the 'Smart Economy' objectives: X-04 Cork Airport - Office based industry requiring an airport location, internationally traded services, corporate office, and uses that are complementary to those in the existing	The issues raised in this submission have been considered and an amendment to the text of objective X-04 in Cork City – South Environs is recommended.

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			business park. Proposals for this site will include a traffic impact assessment and mobility management plan for the site and a comprehensive layout and a structural landscaping scheme. Vehicular access to the site will be from the adjoining regional road by means of a single access point.	
CEDLAP11/601	Cork City - South Environs	Mrs Kathleen O'Mahony	This submission raises a number of issues with the proposed X-02 zoning in the South Environs (IAP for the Tramore Valley). This issues include (1) Timeframe - the timeframe "medium to long term" is too vague and should be amended to reflect the "short time" urgency which the submitter states is identified in CASP. (2) The lack of clarity on what specific uses would be deemed appropriate within the study area	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed IAP for Tramore Valley and the LUTS for Douglas.
CEDLAP11/645	Cork City - South Environs	Castlelands Construction Company Ltd	This submission raises a number of concerns with the specific objective X-03 for Douglas, Cork City- South Environs These include (1).The issue of land use zoning should be resolved in order to provide certainty with respect to ongoing investment. We request that the Douglas Village Centre site is zoned for town centre / mixed use and Maryborough Hill site for residential use allowing for ancillary community and open space uses. ( 2) The terms of reference of the Land Use and Transportation Study (LUTS) should be revised to consider the Douglas Area as a whole. In particular, the LUTS area should also include all other significant development commitments and redevelopment opportunities in the Plan area. (3) A more detailed timeline for	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed LUTS for Douglas.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			completion of the LUTS as well as an outline of key delivery partners and funding sources. (4) A requirement for non statutory masterplans to be completed for the X-03(a) lands and the X-03(b) land, having regard to the objectives set out in LAP and the LUTS. (5) If it is still required, detailed timeline for completion of the variation to the Development Plan.	
CEDLAP11/657	Cork City - South Environs	Castlelands Construction Company Ltd	Duplicate of 11/645	Duplicate of CEDLAP11/645
CEDLAP11/689	Cork City - South Environs	SMA Fathers	This submission requests that lands at Doughcloyne, be included within the development boundary of Cork City South Environs and zoned for residential development.	In keeping with the objectives of CASP and CDP 2009, 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.
CEDLAP11/721	Cork City - South Environs	Daly, Edel	This submission raises a number of issues in relation to Douglas. These include the provision of adequate open space, the provision of public walkways and cycleways, public realm and village design. Concerns are also raised about the possible redevelopment of the Douglas Golf course lands. The submission requests that the public be allowed to comment on any future proposals for the lands at Douglas Golf course and the centre of Douglas village. In order to give the public their statutory entitlement any future Masterplan/LUTs proposals should be incorporated into the statutory process.	The issues raised in this submission are noted  Cork County Council will endeavour to continue to develop/improve the network of cycleways throughout the county  See Section 2.5 above for response to issues raised in relation to the proposed LUTS for Douglas.
CEDLAP11/769	Cork City - South	Landowners at Hop	This submission requests that lands at Hop Island be either	The issues raised in this submission are noted



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	Environs	Island	included within the built up area of the Cork City -South Environs or zoned for low to medium density residential development. The submission argues that Hop Island has never been included as part of the Greenbelt and therefore forms part of the South City suburbs however it was omitted from the 1996, 2003,2009 CDPs and the 2005 Carrigaline Lap by default. As a result the submitter argues that this omission should be corrected at the earliest opportunity. The submission lists a number of other reasons why these lands should be zoned. These include sustainable transport, existing public services, proximity to schools, and cycling and walking routes.	As this land falls outside of the development boundary, any proposals for development will have to be dealt with on its merits.
CEDLAP11/808	Cork City - South Environs	Barrett, John & Sheila	This submission requests that lands at Lehenaghmore be rezoned for medium density residential development and residential services including additional recreation and sports facilities and adequate land for educational facilities. The submitter argues that the any future redevelopment of these lands will provide for improved road safety at Barretts Cross and immediate roads. There are a large number of problems associated with the existing road network in the area including safety, inadequate road width, poor road surface and increasing traffic volumes.	These lands are located on the strategic greenbelt ridge which separates the airport from the Cork City and the South Environs and therefore should remain primarily free from development.  Sufficient lands are already proposed in the Draft Plan to cater for the target growth of this settlement.
CEDLAP11/812	Cork City - South Environs	Douglas Community Association Ltd	This submission raises number of issues relating to Douglas. These issues relate to 1. Housing and the use of residential development evaluation criteria. 2. Community Facilities, 3. Open space and the provision of a link between Grange, Douglas	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the LUTS for Douglas.

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			and the City. The submitters are pleased with the emphasis placed on the need to improve the social infrastructure and recreational facilities for the Douglas area. The submitter would also like to be consulted during the preparation of the proposed Landuse and Transportation Study for the Douglas Area.	
CEDLAP11/817	Cork City - South Environs	Cork Institute of Technology	This submission expresses strong support for the proposed Science Park. The submission states that CIT have been actively involved in the development of the strategy for the Science Park. The specific elements of interest to CIT include the proposed vehicular connection between the South Ring Road, the Science Park and CIT as well as the concept of strong interaction between academic, research and high tech industry. The submission suggests that additional wording be attached to the specific objective X-01. This additional wording refers to X-01 A, B and C(d).	All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation & Technology Park) will be dealt with through the Masterplan process.
CEDLAP11/830	Cork City - South Environs	Buckley, John	This submission raises that issue of traffic congestion in Douglas. The submission states that the cause of the problem is the build up of traffic along the R160 road between the two shopping centres in Douglas. The submission argues that a solution to this problem would be the introduction of an extra lane from the junction at the petrol station right to the finger post roundabout. Drawings of this proposal have also been submitted.	The issues raised in this submission are noted.
CEDLAP11/872	Cork City - South Environs	Broglasco Properties Ltd	This submission requests that lands located at Sarsfield Road, Wilton be rezoned from	The issues raised in this submission are noted.

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			<p>existing built up area to a new local/neighbourhood centre with an associated specific objective. The submission presents an argument as to why a neighbourhood centre would be desirable in this area. The submission acknowledges the need for an Integrated Area Plan (IAP) for the Tramore Valley but raises concerns over its timeframe, therefore it is requested that employment generating development proposals, particularly involving the redevelopment or reuse of vacant buildings must not be constrained prior to the preparation of this IAP.</p>	<p>See Section 2.5 above for response to issues raised in relation to the proposed IAP for Tramore Valley and the LUTS for Douglas.</p>
CEDLAP11/883	Cork City – South Environs	Love, Clayton Douglas Developments Ltd	<p>This submission welcomes the proposed LUTS for Douglas; however, it does raise concerns with the timeframe for the completion of this LUTS. The submitter suggests that for the purposes of ensuring that there are no delays in the delivery of appropriate development in Douglas that the LUTS area should be subdivided into a number of distinct sub areas for which development could proceed at different times. The submission suggests 6 subdivision areas and provides a character description of each. The submission also makes reference to the Road and infrastructure network of Douglas. The submitter also attaches a number of comments on the text of the plan (primarily focusing on Douglas). These comments suggest a number of additions and corrections to the text of the LAP.</p>	<p>The issues raised in this submission are noted.</p> <p>See Section 2.5 above for response to issues raised in relation to the LUTS for Douglas.</p>
CEDLAP11/894	Cork City - South Environs	Brooklyn Properties Ltd.	<p>This submission requests that clarity as to the range of uses permitted at X-04 at Cork Airport as proposed in the</p>	<p>The issues raised in this submission have been considered and an amendment to the text of</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			Draft LAP. The submission also provides a revised wording for the zone X-04. The submission argues that to simple state that X-04 zone is to allow for 'Office based industry requiring an airport location' leads to an unnecessary ambiguity and the submitter requests that the following text be instead inserted into objective X-04;"Office based industry requiring an airport location, internationally traded service, corporate offices, tourist facilities and uses that are complementary to those in the existing Business Park". A report from O'Connor Sutton Cronin Consulting Engineers is attached to the submission.	objective X-04 in Cork City – South Environs is recommended.
CEDLAP11/906	Cork City - South Environs	Rossdale Enterprises Ltd.	This submission requests that lands at Moneygurney, Douglas be rezoned from existing built up area to a low density residential zoning. The submitter argues that the current zoning in the Draft LAP hinders the efficient and sustainable use of the lands as envisaged by national guidance and the Outline Strategy Report to provide additional dwelling units within the existing development boundaries of existing settlements.	The issues raised in this submission are noted. 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.
CEDLAP11/915	Cork City - South Environs	O'Leary, Damien	This submission requests that lands at Maryborough Hill be considered for low density residential development which would be in keeping with land uses on adjacent sites. The submission states that the land is fully serviceable and is served by two Bus routes.	In keeping with the objectives of CASP and the CDP 2009, 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.
CEDLAP11/919	Cork City - South Environs	Grange Change Partnership	This submission raises a number of issues in relation to the Grange and Douglas area	The issues raised in this submission are noted

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>of the South Environs. This issues include (1) the need to link contiguous open space zonings for Grange/Frankfield including Vernon Mount house including new text to cover the integrated zones, (2) The zoning objective for Vernon Mount House is unsatisfactory as the land uses suggested are unlikely to proceed and therefore the over riding objective for the site should be the conservation of the House, (3) need to include the potential cycle linkage between lands on both sides of the N-25 (4) There is an opportunity for future planning gain be levying future charges on developments in the South Environs area which should contribute to the provision of improved, easily accessible recreational open space and amenities. This submission is accompanied by (A) Advise in relation to cycle way survey carried out by Cork County Council and (B) An abstract from a feasibility study on the conservation prospects for Vernon mount House</p>	<p>See Section 2.5 above for response to issues raised in relation to the LUTS for Douglas.</p> <p>An amendment to U-02 is proposed to include reference to a cycleway.</p>
CEDLAP11/924	Cork City - South Environs	Diskin, Patrick & Diane	<p>This submission requests that lands at Moneygurney be included within the development boundary of Cork City- South Environs. The inclusion of these lands will facilitate the development of two individual houses for family members while at the same time protecting the existing equestrian exercise area and associated stable block.</p>	<p>In keeping with the objectives of CASP and the CDP 2009, 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.</p>
CEDLAP11/929	Cork City - South Environs	Moynihan, Jim	<p>This submission requests that lands at Upper Ballygarvan and south of Cork airport be zoned in the LAP for the development of an Airport</p>	<p>The issues raised in this submission are noted</p> <p>See Section 2.5 above for response to issues raised</p>

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			related Logistics Park. The submission is accompanied by a proposed Masterplan for Cork International Airport. The submission states that the lands in question can be fully serviced and accessed directly from the R600 regional road.	Cork International Airport and the request for further business uses zonings.
CEDLAP11/960	Cork City - South Environs	Falvey, Tom	This submission requests that lands at Grange, Douglas be included within the development boundary and zoned as existing built-up area. It is argued that due to its previous level of development, the site is essentially a brownfield site adjacent to the development boundary. Its inclusion would reflect existing uses and therefore not compromise the Metropolitan greenbelt.	The land in question forms part of the existing Metropolitan Greenbelt. And there is no need for additional land to be zoned for development in the South Environs.
CEDLAP11/982	Cork City - South Environs	O'Brien & O'Flynn	The submission requests that R-08 at Moneygurney, Cork City South Environs be extended to include an additional 8.0 Hectares of land for medium density residential development. The submission argues that these lands are fully serviceable, land should be considered appropriate for residential zoning as they would help meet the housing requirements of the South Environs.	In keeping with the objectives of CASP and the CDP 2009, 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.
CEDLAP11/987	Cork City - South Environs	O'Brien, Anthony	This submission requests that lands at Garranedarrgh, Bandon Road be excluded from the proposed draft boundary for X-02 in the Cork City South Environs. The submitter recognises that the boundary of X-02 is indicative but states that the lands in question do not form part of the Tramore Valley and therefore should not be included. These lands in should be allowed proceed from a development perspective without the need for an IAP. The submission	<p>The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p>See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.</p> <p>See Section 2.5 above for response to issues raised</p>

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			also requests the removal of the flood risk mapping from the zoning maps in the LAP's. The submission states that it would appear that the flood risk assessment is based on modelling errors and/or incorrect data. The submission is accompanied by a contour data drawing which suggests that the lands at Garranedarragh , Bandon Road are not susceptible to flooding and therefore the areas shown as Zones A7 Bon the zoning map are illogical.	in relation to the IAP for Tramore Valley for Douglas.
CEDLAP11/991	Cork City - South Environs	O'Brien & O'Flynn	This submission raises a number of issues in relation to the proposed Integrated Area plan for the Tramore Valley. The submission requests that LAP will (1) Provide a clear and definitive boundary for the IAP, (2) Provide a clear timeframe for the delivery of the IAP and (3) Identify the primary land use areas for residential, commercial and employment and other uses. The submission states that these provisions are fundamental requirements for the IAP for the Tramore Valley and should be included in the Statutory LAP process.	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed IAP for Tramore Valley.
CEDLAP11/997	Cork City - South Environs	O'Brien & O'Flynn	This submission raises a number of issues in relation to the proposed Landuse and Transportation Study for Douglas. The submission requests that LAP will (1) Identify the primary land use areas for residential, commercial and employment and other uses, (3) An indication of the residential densities throughout the LUTS Area. The submission states that these provisions are fundamental requirements for the LUTS for Douglas and should be included in the Statutory LAP process.	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed LUTS for Douglas.
CEDLAP11/	Cork City -	Murphy,	This submission raises a	The issues raised in this

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1001	South Environs	Ann	number of concerns with the specific objective X-03 in the South Environs which proposes a Landuse and Transportation Study for Douglas. These concerns include (1) the proposed removal of the 2005 LAP town centre zoning, (2) the removal of zonings is contrary to both CASP and the County Development Plan 2009, and (3) Suspending the zoning decisions for Douglas for an indefinite period will have a hugely damaging affect on the Area. The submission requests a (a) Clear timeframe for the delivery of the LUTS, and (b) Identification of the primary landuse areas including in particular the extent of the town centre area of Douglas.	submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed LUTS for Douglas.
CEDLAP11/1003	Cork City - South Environs	O'Brien & O'Flynn	This submission raises a number of issues in relation to the proposed Integrated Area plan for the Tramore Valley. The submission requests that LAP include stronger and more advanced provisions for the Sarsfield area and to amend the text for the X-02 (IAP) objective for the following reasons: (1) Provide a clear and definitive boundary for the IAP, (2) Provide a clear timeframe for the delivery of the IAP and (3) Identify the primary land use areas for residential, commercial and employment including indicative locations for new local/neighbourhood centres. The submission states that these provisions are fundamental requirements for the IAP for the Tramore Valley and should be included in the Statutory LAP process.	The issues raised in this submission are noted.  See Section 2.5 above for response to issues raised in relation to the proposed IAP for Tramore Valley.
CEDLAP11/1014	Cork City - South Environs	Walsh, Rickie, The Walsh Group	This submission requests that lands at Bandon Road be included in the proposed boundary of X-02 (IAP for	In keeping with the objectives of CASP and the CDP 2009, there is no requirement for further



Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>Tramore Valley, South Environs. The submission is accompanied by an Infrastructure proposal prepared by Arup Consulting Engineers. This proposal suggests that the development of this site will lead to improvements to the National road network in Waterfall, Co. Cork. The submission argues that the inclusion of these land in X -02 will (1) allow the deliver of new housing in South Environs (2) facilitate the extension of the Bishopstown suburb to facilitate the sustainable development of the City's South West Environs and (3) Help address road infrastructure deficiencies in the area.</p>	<p>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.</p>
CEDLAP11/1017	Cork City - South Environs	O'Callaghan, Denis	<p>This submission requests that lands at Ballycurreen and Rathmacullig East be included in the Strategic Employment Area of Cork International Airport for additional logistical and business uses. The submission argues that this site is more suitable to providing for airport related uses than other lands suggested by the Draft LAP. The submission is accompanied by a comprehensive Traffic Management Proposal for the proposed land which addresses access and traffic management issues.</p>	<p>The issues raised in this submission are noted</p> <p>See Section 2.5 above for response to issues raised Cork International Airport and the request for further business uses zonings.</p>
CEDLAP11/1039	Cork City - South Environs	Casey, John	<p>This submission requests that lands at Ardarostig are zoned for low density residential development. The submission addresses a number of issues which the Council had previously identified with the site. These include (1) Traffic issues, (2) Servicing issues (3) Proximity to Seveso Site and (4) Adjacent land use zonings. The submission argues that</p>	<p>In keeping with the objectives of CASP and the CDP 2009, 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.</p>

<b>Sub. No.</b>	<b>Settlement Name</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Managers Opinion</b>
			the proposed zoning would represent a natural infill to the existing built up area.	
CEDLAP11/1040	Cork City - South Environs	University College Cork	This submission welcomes the draft objective X-01 (Science, Innovation and Technology Park) for Cork City-South Environs. The submission requests that a number of amendments and clarification to the text of the Specific objective for X-01.	All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation & Technology Park) will be dealt with through the Masterplan process.
CEDLAP11/1098	Cork City - South Environs	Resource Property Investment Fund	This submission requests that rezoning of lands from 'existing built up' area to district centre uses. The submission argues that the sites location and current commercial nature (Topaz Station) warrant this proposed zoning.	The land in question forms part of the existing built up area and this allows for consideration of proposals on their merits
CEDLAP11/1099	Cork City - South Environs	Resource Property Investment Fund	This submission requests that rezoning of lands from 'existing built up area' to a local retail centre. The submission argues that the sites location and current commercial nature (Topaz Station) warrant this proposed zoning.	The Joint City and County Retail Strategy within the County Development Plan does not provide for the zoning of local centres in metropolitan towns. These lands are located within the existing built up area and this allows for consideration of proposals on their merits
CEDLAP11/1100	Cork City - South Environs	Resource Property Investment Fund	This submission requests that Lands at Douglas village (Topaz station) be retained for town centre uses.	The land in question forms part of the existing built up area and is located within the development boundary. This allows for consideration of proposals on their merits In addition, it is located within the boundary of the special policy area X-03 which is subject to the preparation of the LUTS for Douglas.
CEDLAP11/469	Cork City-South Environs	Joan Clohosey	The submitter wishes to draw attention to pathway fronting nos 1----8 Norwood Court on	The issues raised in this submission are noted however they are not

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			main Rochestown Road. The submission states that the pathway is unsafe to walk on as it has been worn away in parts by lorries mounting kerbs. Request that funding be put aside in the interest of safety to heighten and improve pathway .The submitter also thinks that improvements will have to be made to exit from Coach Hill onto Main Rochestown Road as it is already the scene of many accidents	with in the remit of the Local Area Plan process.
CEDLAP11/889	Cork City South Environs	McCarthy Developments (Cork) Ltd.	This submission is accompanied by a report entitled 'Cork Science, Innovation & Technology Park- Masterplanning Concepts'. The submission requests that the Masterplan for the Science park be amended to make specific provision for the following: (A) Phase 1 Development totalling 21,500sq metres and comprising 2500sq. metres of retail and retail services uses; incubation/managed research space(technopolis type) and a number of residential units for student and employee accommodation. (B) Development totalling 20,000sq metres and comprising additional incubation/managed research space, hotel/conferencing/service apartments, and an additional 2500sq metres of retail and retail services to meet the increased Phase 2 demand. The submission also states that the project should not be delayed by delivery of costly infrastructure upfront and that the important 'Gateway' - Precinct 1 which is already serviced can commence immediately.	The issues raised in this submission are noted.  All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation & Technology Park) will be dealt with through the Masterplan process.
CEDLAP11/958	Cork City South	O'Flynn Constructio	This submission requests that lands at Rock Farm,	The issues raised in this submission are noted.

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	Environs	n Co.	Curraheen be incorporated within the proposed X-01 (Science, Innovation and Technology Park) in the South Environs. It is argued that the subject lands are (1) ideally located to provide a link with CIT and UCC activities, (2) free from flood risk and (3) historically the lands were considered suitable for zoning. The submission also requests that the list of primary and support uses should be removed from the X-01 objective and addressed within the context of the proposed Masterplan and the appropriate governance structure for tenant selection. It is argued that defining such a list is not required and is premature at this stage of the process.	All issues raised in relation to X-01, Cork City – South Environs (Proposed Science, Innovation & Technology Park) will be dealt with through the Masterplan process.
<b>Crosshaven &amp; Bays</b>				
CEDLAP11/504	Crosshaven and Bays	Brendan Mullins	This submission requests that lands at Kilmichael East, Fountainstown be included in the development boundary of the Crosshaven Bays area to allow for future residential development.	Sufficient lands are already proposed in the draft LAP to cater for the target growth of the settlement.
CEDLAP11/644	Crosshaven and Bays	O'Flynn Construction	This submission requests that the development objective and text for Crosshaven be amended so that planning permissions which are granted approval are acknowledged and supported. The submission argues that the approach taken in the Draft LAP is overly prescriptive and excessively negative and restricted.	<b>The issues raised in this submission are noted. The approach used in the draft LAP is derived from the Ministerial Guidelines on Sustainable Residential Development in Urban Areas</b>
CEDLAP11/671	Crosshaven and Bays	Royal Cork Yacht Club	This submission requests that part of the foreshore adjacent to the Royal Cork Yacht Club, Crosshaven be zoned as a new Special Policy Area of Tourism and Marine leisure opportunities which will improve public access to the water by means of a public slipway and will contribute to	The issues raised in this submission are noted.  It is considered appropriate to include an additional objective with an associated new zoning for tourism and marine related activities on part of this site. This zoning

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			harbour related tourism and water sport activities.	<p>will only relate to lands which have a foreshore license and which have already been reclaimed.</p> <p>It should be noted that the specific objective DB-12 in Crosshaven &amp; Bays also makes reference to improved access to the water for harbour related tourism.</p>
CEDLAP11/674	Crosshaven and Bays	Fitzgibbon, Barbara	This submission requests that road improvements should be carried out in the Crosshaven Bays Area. It also requests that safety issues for both pedestrians and motorists be addressed in the Bays Area especially on the road from Myrtleville to Fountainstown. The submission also states that improved landscaping and flood protection area required at Fountainstown beach.	<p>The issues raised in this submission are noted.</p> <p>It is considered appropriate to include additional text in relation to the issues raised in this submission. This is a non material amendment.</p>
CEDLAP11/706	Crosshaven and Bays	Gable Holdings/Elmsdale LTD	This submission requests that lands at Duggan Cross Roads, Crosshaven be included in the development boundary of Crosshaven and bays to facilitate the development of low density residential dwellings. The submitter expresses disappointed that these lands were not included in the Draft Carrigaline LAP and that there has been no attempt to zone further land to address the shortfall in residential land which exists in Crosshaven. The submitter acknowledges that a small portion of the lands in question is included within the development boundary but is already compromised by a RTE television mast and therefore is an unrealistic response to a proposal for low density sites for which there is	Sufficient lands are already proposed in the draft LAP to cater for the target growth of the settlement.

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			a strong demand for in the Crosshaven Area.	
CEDLAP11/762	Crosshaven and Bays	Chapman, Colin	This submission raises a number of issues in relation to Crosshaven. The submitter argues that the hotel and residential development proposed for X-01 is not appropriate for the site in question. It is argued that the hotel /tourism element of X-01 would be more suited to the X-02 site at Fort Camden. The submitter states that it would be beneficial if serviced sites were encouraged and provided for on the zoning maps. It is requested that the infrastructure deficiencies in Crosshaven, namely roads, be addressed.	The issues raised in this objective are noted and it was concluded that a hotel is not a compatible use for this very prominent harbour location.
CEDLAP11/952	Crosshaven and Bays	O'Flynn Construction Co.	This submission requests that lands at Myrtleville be retained/included within the development boundary. The submission argues that the subject lands have been incorporated within the development boundary of Myrtleville since 1986 and they have not been developed previously largely due to infrastructure constraints. The submitter states that the inclusion of these lands within the development boundary will help to address the infrastructural constraints that are currently restricting the development of land in the area including a resolution to the current sanitary services deficiencies.	The scale of growth proposed for Myrtleville and the Bays Area of Crosshaven is considered consistent with Ministerial Guidelines. The residential zoning has been removed from all lands within the development boundary. Individual development proposals will be assessed on their merits in accordance with the general objectives for the settlement and so as to be in keeping with the character and grain of development in the village
CEDLAP11/968	Crosshaven and Bays	O'Shea & O'Sullivan	This submission raises a number of issues and concerns in relation to the zoning of lands and the reduction of the development boundary in Myrtleville. The submitter requests that all of the previously zoned residential land (including specific objective) is restored to as before in the 2005 LAP	The Scale of growth proposed for Myrtleville and the Bays Area of Crosshaven is considered consistent with Ministerial Guidelines. The residential zoning has been removed from all lands within the development boundary. Individual development

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			and the development boundary is restored to that which pre-existed in the 1996 and 2005 plans. It is argued that the land in question was purchased in 2005 on the premise that it was either specifically zoned or /and included within the development boundary. An argument is presented as to why these lands should be included and rezoned in the final LAP.	proposals will be assessed on their merits in accordance with the general objectives for the settlement and so as to be in keeping with the character and grain of development in the village. It should be noted that all land which was previously zoned in the Crosshaven Bays Area, although not specifically zoned, has been retained within the development boundary.
CEDLAP11/1029	Crosshaven and Bays	Salve Marine	This submission requests that the Marinas on the south banks of the Owenabue River and especially the Salve Marina be include within the development boundary of Crosshaven and zoned for leisure and amenity development.	The issues raised in this submission are noted however, the Local authority has no jurisdiction below the high water mark.
<b>Curraghbinn</b>				
CEDLAP11/779	Curraghbinn y	Cohalan, Rory	This submission requests that the A3 Greenbelt designation in Curraghbinn be relaxed to allow the development of an individual dwelling on an infill site. The submitter is currently working in London but is in the process of returning to Cork with his family on a permanent basis. The Submitter is originally from the Glenbrook/Monkstown area.	The land in question forms part of the existing Metropolitan Greenbelt and any planning application on this site will be dealt with on its merits.
<b>Curraheen</b>				
CEDLAP11/741	Curraheen	O'Donovan, Pat	This submission requests that lands at Curraheen be considered for very low density housing (3 no. units for family members). The submission states that a previous permission existed on part of the site but has since expired.	The land in question forms part of the existing Metropolitan Greenbelt and any planning application on this site will be dealt with on its merits.
CEDLAP11/822	Curraheen	Walshe, Richard	This submission requests that lands at Ballinveltig,	The land in question forms part of the existing

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			Curraheen Road be rezoned from A1 greenbelt to A3 greenbelt. An argument for rezoning is included in the submission.	Metropolitan Greenbelt and any planning application on this site will be dealt with on its merits.
CEDLAP11/1028	Curraheen	Curraheen European Healthcare Limited	This submission requests that lands at Curraheen be zoned for a private healthcare facility comprising dementia and physical rehabilitation services. The submission requests that wording be inserted into the text of the Carrigaline LAP that will facilitate the reservation of sites for private healthcare facilities which will serve a regional catchment area. The submission is accompanied by two reports (1) Proposals for a dementia care centre and (2) Strategic importance of a rehabilitation facility.	The land in question forms part of the existing Metropolitan Greenbelt and any planning application on this site will be dealt with on its merits having regard to proper planning and sustainable development considerations.
CEDLAP11/973	Curraheen	Loonely, Tony & Carey, Joe	This submission requests that the LAP (1) Recognise and designate Curraheen as a Village Nucleus (2) establish a development boundary for Curraheen to allow for a more coherent form of development in the area, and (3) Zone 5.4 hectares for low-density residential development.	The land in question forms part of the existing Metropolitan Greenbelt. It should be noted that the residential zoning has been removed from all lands within the development boundary of lower order settlements.
<b>Passage West</b>				
CEDLAP11/474	Passage West	Murray, Kevin	The submission states that the flood event of Nov 2009 in Glenbrook highlighted an issue with storm water drainage off the higher levels behind Passage/Glenbrook; and subsequent flash flooding. Storm manholes in front of Garda Station also appear to surcharge after heavy rain.	The issues raised in this submission are noted.  A non material amendment to the general text which relates to flooding in the settlement is recommended
CEDLAP11/475	Passage West	Murray, Kevin	This submission states that the redevelopment of the dockyard site is long overdue and very much needed to arrest the sad decline of the centre of Passage West. However, the Lower Harbour	The issues raised in this submission are noted and are appropriately dealt with in the Draft LAP



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			Sewerage Scheme must proceed before any significant development in the area. Temporary wastewater arrangements are an operational and planning risk.	
CEDLAP11/534	Passage West	Passage West Town Council	This submission raises a number of issues relating to passage West. The submission suggests a number of amendments to the text of the document which relating to Passage West. The submission also raises an issue in relation to the relocation of the Port of Cork to Ringaskiddy.	The issues raised in this submission are noted and have resulted in some non material and material amendments.
CEDLAP11/713	Passage West	Passage West Area Development & Environment Association	This submission raises a number of issues relating to Passage West. These issues relate to traffic, parking, infrastructure, proposed redevelopment of the Dockyard site, access to the water and amenities for the community. The submission is asking for both the Local Authority and the Government to invest/fund the redevelopment /regeneration of Passage West by implementing the draft LAP objectives and proposals for the town.	The issues raised in this submission are noted and are appropriately dealt with in the Draft LAP
CEDLAP11/977	Passage West	O'Brien & O'Flynn	This submission requests that the draft specific objective for R-06 and R-07 in Passage West be amended. The submission requests that the term "...with appropriate access" be deleted as appropriate access will be dealt with as part of any future planning application. The submission also expresses concern with the failure of the Draft LAP to provide a clear timeframe for the completion of the Lower Harbour Sewerage Scheme.	The issues raised in this submission are noted. Access to these residential zonings is an issue that requires a special mention in the draft LAP.
CEDLAP11/979	Passage West	The Dwyer Family	This submission requests that the Draft Open Space zoning O-05 in Passage West be amended to allow for a	Consideration was given to the issues raised in this submission. This area is visually important and

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			limited amount of residential development at a very low density and to include provision for a woodland management plan. The submission argues that this proposal will (1) provide for new residential development within a central location and help to redress the continued sprawl in to the metropolitan greenbelt, (2) protect the setting and amenities of the area by providing a comprehensive woodland management strategy and (3) Improve the range of house types within the overall Monkstown area.	makes a significant contribution to the setting of Monkstown and therefore should remain free from development.
CEDLAP11/992	Passage West	O'Brien & O'Flynn	This submission proposes that lands at Passage West (1.4 hectares) be zoned for medium density residential development. It is stated that these lands are adjacent to an existing residential area which is currently under construction and that they are fully serviceable.	Sufficient lands are already proposed in the draft LAP to cater for the target growth of the settlement.
CEDLAP11/996	Passage West	O'Brien & O'Flynn	This submission proposes that lands at proposed open space O-02 be rezoned as an extension to R-03 lands proposed for residential development. The submission argues that this extended zoning will (a) secure the open space/landscaping objective on the proposed lands, and (b) optimise the use of lands that are in very close proximity to Passage West town centre.	Sufficient lands are already proposed in the draft LAP to cater for the target growth of the settlement. This area is visually important and makes a significant contribution to the setting of Passage West and therefore should remain free from development.
CEDLAP11/1009	Passage West	Health Service Executive	This submission requests that lands at Mount St. Josephs, Passage West be zoned for Low density residential development (individual sites in a woodland setting) with the zoning of the existing structures to remain as "Existing Built Up Area". The submission states that by	The land in question forms part of the existing built up area and any proposals for this site will be dealt with on its merits.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>leaving the house and outbuildings zoned as "Existing Built Up Area" will allow the HSE(landowner) to continue using the buildings for healthcare purpose. The zoning of the balance of the site for low density residential development will offer a rare opportunity to provide low density housing in Passage West in a sustainable location close to the town centre. It will also allow the HSE greater certainty regarding land values in the event the site is sold.</p>	
<b>Ringaskiddy</b>				
CEDLAP11/458	Ringaskiddy	Novartis Ringaskiddy Ltd	<p>This submission has also been made in writing. A scanned copy is attached. Ringaskiddy has been designated for industrial development since the 1970s. The current County Development Plan recognises this in Objective ECON 2-2 and Objective SET 4-1. The Novartis plant, and lands lying to the east of it, are part of the Ringaskiddy Strategic Employment Centre. The objective in the Draft Plan to incorporate landscaping provisions to protect the ring fort on the site would severely inhibit the potential to develop the site as an industrial site. We submit that the objectives of industrial zoning, designation as a Strategic Employment Centre and "landscaping provisions to protect the ring fort" on the site are incompatible. We submit that the specific zoning objective I-06 should be amended to facilitate development of the site as an industrial site consistent with the general area and the Strategic Employment Centre objectives set out in the Cork County Development Plan, and that appropriate</p>	<p>Consideration was given to the issues raised in this submission. Recommend an amendment to the text of specific zoning objectives I-06 in Ringaskiddy to reflect appropriate measures to deal with the presence of the ringfort on site and a new approach to landscape buffering.</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			measures should be taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site. A suggested suitable wording for the Industry and Enterprise zoning objective I-06 for Ringaskiddy would therefore be: “Suitable for Industry including small to medium enterprises with appropriate measures taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site”	
CEDLAP11/563	Ringaskiddy	Pfizer	This submission requests that alterations to zoning boundaries I-01, I-02, O-01 and O-02 at lands at Ringaskiddy. This will allow the landowner (Pfizer) to amalgamate its industrial land holding.	Consideration was given to the issues raised in this submission. It is recommended the zoning map for Ringaskiddy be amended to reflect boundary changes to I-01, I-02, O-01 and O-02 at Ringaskiddy.
CEDLAP11/572	Ringaskiddy	Samskip MCL Ireland Ltd	This submission states that it is imperative for the future economic success of Cork and the wider South West Region that the Port of Cork is allowed to relocate terminal facilities from the inner harbour and expand its activities. The LAP should provide the policy context that will ensure that An Bord Pleanála can approve applications by the Port of Cork Company for strategic port infrastructure at Ringaskiddy.	The issues raised in this submission are noted.  It is recommended that an amendment to both the text and zoning map for Ringaskiddy be made. This amendment will include a new specific zoning objective which directly refers to port related uses and activities
CEDLAP11/592	Ringaskiddy	Eddie Hanley	This submission supports proposed Town Centre zoning at Shanbally.	The issues raised in this submission are noted.  It is recommended to amend to text for specific zoning objectives T-01 & T-02, Ringaskiddy to reflect appropriate scale

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
				and character criteria.
CEDLAP11/593	Ringaskiddy	Eddie Hanley	This submission Agrees with proposed Town Centre zoning of Shanbally, Ringaskiddy	This is a duplicate of CEDLAP 11/592
CEDLAP11/628	Ringaskiddy	Tom Wright	<p>This submission raises a number of issues relating to Ringaskiddy(1) MARTINE EDUCATION / TRAINING CLUSTERING- Para. 3.2.6 Recognises that Ringaskiddy is a textbook example of clustering, a theory that contends where one industry is established supplier industries soon follow, as does investment in education, training, research and development and infrastructure. This concept equally applies to the NMCI /UCC / Naval Service and the LAP must recognise the importance of the establishment of a maritime training hub in Cork Harbour and give it at least equal emphasis to education training facilities as to the present Ferry Port facilities.</p> <p>(2) MARITIME BUSINESS REQUIREMENTS - It is of vital and of strategic importance that the LAP set aside a land bank for marine business / incubator and maritime education / industry site. In order to meet this future requirement a site (approx 20 ha) reservation would not be out of place for such future development.</p> <p>(3) STUDENT / RESIDENT SPORTS PLAYING PITCHES- Ringaskiddy has no sports facilities for either the residents or students on the NMCI, could the LAP set aside lands specifically zoned for playing pitches. A site close to the village would we believe be preferable for both residents and students.</p>	<p>The issues raised in this submission are noted.</p> <p>The Draft LAP deals sufficiently with the issues raised in this submission</p>
CEDLAP11/	Ringaskiddy	Mary	This submission objects to the	The issues raised in this

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
634		McMahon	proposed town centre zonings of both Ringaskiddy and Shanbally villages. The submitter feels that this zoning will have a negative impact on the residential amenity of the area.	submission are noted. It is recommended to amend to text for specific zoning objectives T-01 & T-02, Ringaskiddy to reflect appropriate scale and character criteria.
CEDLAP11/676	Ringaskiddy	Ronayne Shipping Ltd	This submission supports the draft objective in Ringaskiddy, DB0-02 which proposes the relocation of the Port of Cork container and bulk goods facilities to Ringaskiddy, with the potential for supplementary facilities at Marino Point. The submission states that the preferred location for the Port should remain as Ringaskiddy and that the LAP should provide the policy context that will ensure that An Bord Pleanála can approve applications by the Port of Cork Company for strategic port infrastructure at Ringaskiddy.	The issues raised in this submission are noted. It is recommended that an amendment to both the text and zoning map for Ringaskiddy be made. This amendment will include a new specific zoning objective which directly refers to port related uses and activities
CEDLAP11/681	Ringaskiddy	Leeside Shipping LTD	This submission supports the draft objective in Ringaskiddy, DB0-02 which proposes the relocation of the Port of Cork container and bulk goods facilities to Ringaskiddy, with the potential for supplementary facilities at Marino Point. The submission states that the preferred location for the Port should remain as Ringaskiddy and that this relocation will only benefit the submitters shipping business by reducing the roundtrip Port time by more than two hours per call which is of vital importance when competing with other Ports such as Rotterdam and Antwerp.	The issues raised in this submission are noted. It is recommended that an amendment to both the text and zoning map for Ringaskiddy be made. This amendment will include a new specific zoning objective which directly refers to port related uses and activities
CEDLAP11/732	Ringaskiddy	Byrne, Patrick	This submission objects to the "excessive" town centre zoning for both Shanbally and	The issues raised in this submission are noted.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>Ringaskiddy villages. It is argued that both town centre zonings will allow for the "peppering" of commercial and business related uses (and associated parking) randomly throughout the residential areas, eventually resulting in the destroying of the residential amenity enjoyed by existing residents. The submission requests that the town centre zoning be reduced in size so that the existing residential development and associated amenities return to their original zoning of either residential or primary residential uses. The submission requests that Paragraphs 4.4.6 &amp; 4.2.14 be amended or deleted. Also requests for open space designations be extended and tree plant buffer delineation on the zoning Map.</p>	<p>It is recommended to amend to text for specific zoning objectives T-01 &amp; T-02, Ringaskiddy to reflect appropriate scale and character criteria.</p>
CEDLAP11/734	Ringaskiddy	Dorman, Stephanie	<p>This submission argues that 1. Marino Point and not Ringaskiddy would be a more appropriate location for both container and bulk cargo. 2. Car ferry facilities are more suited to Tivoli 3. The section of the N28 Road from Shannonpark Roundabout to Ringaskiddy does not need upgrading. 4. Haulbowline should be dealt with in the Carrigaline LAP. 5. Town centre zonings are excessive. 6. Need for some open space designations to be specifically zoned for playing pitches and tree plant buffer delineation on the zoning Map.</p>	<p>The issues raised in this submission are noted.</p> <p>It is recommended to amend to text for specific zoning objectives T-01 &amp; T-02, Ringaskiddy to reflect appropriate scale and character criteria.</p>
CEDLAP11/787	Ringaskiddy	Teegan, Daniel	<p>This submission states that any proposed decision to relocate the Port of Cork to Ringaskiddy can only be evaluated through the planning process. It is through this process that qualified</p>	<p>Cork County Council support the proposed relocation of the Port of Cork and therefore this position must be presented in the Local Area Plan.</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			experts can best evaluate any potential impact that the (potential) relocation may have on the local population and environment. The submission states that a specific aim supporting the potential relocation of the Port to Ringaskiddy as outlined in paragraphs 2.29, 2.3.1., 4.2.15, 4.2.16, 2.2.51, 2.3.1 and 4.1.1 is totally inappropriate in the context of the Local Area Plan process and therefore should be removed.	
CEDLAP11/938	Ringaskiddy	University College Cork	This submission raises a number of issues with the zoning C-01 in Ringaskiddy which include (1) The boundary of C-01 should be extended to the north to include the full extent of the proposed MERC project site. (2) The areas presented as being susceptible to flooding in C-01 are not an accurate reflection of the situation on the ground. The submission states that it would appear that the flood risk areas are not based on the Lee CFRAMS but on a more general flood risk assessment carried out by JBA for the entire county. It is argued that this (JBA data) used a low resolution digital terrain model which in the case of Ringaskiddy, does not accurately reflect the existing high water mark as amended by the reclamation completed under the Ringaskiddy Harbour Works Orders.	Consideration has been given to the issues raised in this submission. It is recommended to amend the zoning boundary of C-01 to reflect to full extent of the lands proposed for educational development.  See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
CEDLAP11/942	Ringaskiddy	O'Riordan, Dan	This submission requests that lands adjacent to the western side of Ringaskiddy be rezoned for Industry and Enterprise which might accommodate smaller spin off industrial and logistic units serving the larger strategic industries. The submission states that the site is fully	Consideration was given to the issues raised in this submission. Any development zoning on this sites will result in a further reduction of the strategic greenbelt between Ringaskiddy and Carrigaline.



Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			serviceable and is not susceptible to flooding like other industrial zonings in Ringaskiddy.	
CEDLAP11/1020	Ringaskiddy	The Port of Cork Company	This submission proposes a number of amendments to the text and mapping within Ringaskiddy. The submission proposes the following amendments (1) Para 4.3.2 p59 should read "the scale.....originally proposed as the extent of the reclamation is reduced and the project incorporates a phased approach to the proposed expansion of facilities." (2) Paras 4.2.15 and 4.2.16 p57 should include reference to Whitegate and the final Para 4.2.16 should include "...with Whitegate also an option for Bulk liquid cargo." (3) The submission requests that the areas shown as susceptible to flooding in Ringaskiddy should be amended to reflect the more accurate flood risk assessment provided by Lee CFRAMS. It is argued that the current mapping is not an accurate reflection of the situation on the ground.	<p>The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p>See Section 2.2 Pars 2.2.2 to 2.2.10 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.</p> <p>As a matter of clarification it is recommended to make amendments to the text for Ringaskiddy.</p> <p>It is also recommended that an amendment to both the text and zoning map for Ringaskiddy be made. This amendment will include a new specific zoning objective which directly refers to port related uses and activities</p>
CEDLAP11/1013	Ringaskiddy	O'Flynn Construction	This submission requests that the specific objective for I-05 Ringaskiddy be amended as the proposed 40metre tree buffer zone significantly reduces the development potential of the site. The submission requests that the objective should instead "provide for appropriate landscape buffering to residential areas, to be agreed with the Planning Authority in the context of future development proposals." The submission also requests that the general industrial use be retained.	<p>Consideration was given to the issues raised in this submission.</p> <p>Recommend an amendment to text of specific zoning objectives I-05 in Ringaskiddy to reflect new approach to appropriate landscaping.</p>
CEDLAP11/	Ringaskiddy	Murphy-	This submission objects to the	The issues raised in this

<b>Sub. No.</b>	<b>Settlement Name</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Managers Opinion</b>
1269		O'Sullivan, Mary	proposed town centre zonings of both Ringaskiddy and Shanbally villages. The submitter feels that this zoning will have a negative impact on the residential amenity of the area.	submission are noted.  It is recommended to amend to text for specific zoning objectives T-01 & T-02, Ringaskiddy to reflect appropriate scale and character criteria.

## **Appendix B**

### **Proposed Amendments to the Carrigaline Draft Electoral Area Local Area Plan**

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

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

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

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

## List of Draft Proposed Changes

Ref.	Draft Change Title	Page No.
	<b>Section One: Introduction</b>	
CE 01.01.01	<p>Insert new paragraphs after Paragraph 1.6.4</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 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>	P9

Ref.	Draft Change Title	Page No.
CE 01.01.02	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	
CE 01.01.03	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	P11
CE 01.01.04	<p>Replace paragraph 1.7.10 with the following:</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, after a detailed site specific study, built development can avoid the areas at risk.</del></p> <p>1.7.10 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</p>	P11

Ref.	Draft Change Title	Page No.
	<p>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 the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	
CE 01.01.05	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a</p>	P11

Ref.	Draft Change Title	Page No.
	<p>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).</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 if they are from other sources.</li> <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).</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	
CE 01.01.05	Add the word “ <b>detailed</b> ” before site-specific in paragraph 1.7.13	P11

Ref.	Draft Change Title	Page No.
	<b>Note: This change refers to the text of the Draft Plan.</b>	
CE 01.01.06	<p>Replace Objective FD 1-4 with the following</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 [see preceding change] of this plan”</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	P12
	<b>Section Two: Local Area Strategy</b>	
CE 02.02.01	<p>Inclusion of additional text after paragraph 2.2.38 in relation to the amenity and heritage value of Cork Harbour and the need for better and increased access to the water. The text shall read as follows:</p> <p>2.2.39 Carrigaline 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 it’s 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, enhanced by the cruise liner terminal facilities in Cobh.</p> <p>2.2.40 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>2.2.41 Gaining access to the water is seen as an increasingly difficult issue for recreational users of the harbour. A number of locations in the Carrigaline Electoral Area that would benefit from improved access facilities to the water have been identified including Passage West/Monkstown/Glenbrook, and Crosshaven &amp; Bays. 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><b>Note: This change refers to the text of the Draft Plan.</b></p>	P16
CE 02.02.02	<p>Amendment to the specific objective LAS 2.1. The new objective shall read as follows:</p> <p>LAS 2-1: In line with the principles set out in the County Development</p>	P17



Ref.	Draft Change Title	Page No.
	<p>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 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><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. 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.</b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	
CE 02.02.03	<p>Amendment to the specific objective LAS 2.2. The new objective shall read as follows:</p> <p>LAS2-2: 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 <b>to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</b></p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	P18
CE 02.02.04	<p>Include new environmental objective LAS 2-3. The new objective shall read as follows:</p> <p>LAS 2-3: It is an objective to provide protection to all proposed and designated natural heritage sites and species within this planning area in accordance with env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p> <p><b>Note: This change refers to the text of the Draft Plan.</b></p>	P18
CE 02.02.05	<p>Include new environmental objective LAS 2-4. The 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 this planning 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>	P18
	<b>Section Three: Settlements and Other Locations</b>	
	<b>Carrigaline</b>	
CE 03.01.01	Amend the wording of the specific objective X-01 in Carrigaline, The	P28

Ref.	Draft Change Title	Page No.
	<p>objective will now read as follows;</p> <p>X-01: Mixed use residential neighbourhood only in accordance with a Masterplan to be prepared for the whole site by an intending developer and approved by the County Council to include proposals for the timing and construction of the following;</p> <ul style="list-style-type: none"> <li>• Phased development of up to <b>between 1,000 to 1,200</b> residential units to include a good mix of house types to cater for every household size.</li> <li>• Phase 1 is to include a park and ride or similar facility (e.g. park and share) and proposals for its operation. If an alternative 'Park and Ride' site is <del>developed</del> <b>provided</b> to serve Carrigaline then the land designated for such facilities in this Masterplan Site should be alternatively developed as usable open space and/or community/recreation uses (including a multi use community building) above and beyond the normal requirements of new residential developments-</li> <li>• Phase 1 is also to include recreation and amenity areas and integrated sporting facilities to be constructed in tandem with the housing element of Phase 1. The Masterplan will determine the number of units to be developed in Phase 1.</li> <li>• Provision of <b>land for</b> a Primary School to meet the educational requirements of primary school age children living in the area.</li> </ul> <p>The Masterplan must include a detailed access strategy for the site to include:</p> <ul style="list-style-type: none"> <li>• Appropriate provision for the realignment of the R611 on the western site frontage in accordance with emerging proposals for the reconstruction of the N28.</li> <li>• Appropriate provision for a new link road (to distributor road standards) between the R611 and the rock Road.</li> <li>• <b>Proposals for the under grounding of existing electricity supply lines which currently transverse the site.</b></li> <li>• An access and transportation study will also be required taking account of the Carrigaline Area Transport Study (CATS).</li> <li>• A comprehensive stormwater management system should be designed for the whole development utilising the latest recommended SuD Systems in accordance with the Council's requirements.</li> </ul> <p>The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.01.02	<p>Amend the wording of the specific objective U-03 in Carrigaline to reflect the newly proposed street as pedestrian only. The objective will now read as follows;</p> <p>U-03: Parallel <b>pedestrian</b> street to Main Street provided as part of the</p>	P30

Ref.	Draft Change Title	Page No.
	development of T-02 <b>Note: This change refers to the text of the draft plan</b>	
CE 03.01.03	Amend the zoning map for Carrigaline to rationalise the boundaries of specific zonings T-01 and T-02  <b>Note: This change refers to the zoning map for the settlement.</b>	MAP
CE 03.01.04	Amend to zoning boundary and text (Area) of specific zoning C-01, Carrigaline to reflect correct site size. The objective will now read as follows;  C-01: Educational Campus to include two primary schools and one post primary school and associated ancillary use. Any proposed development will have to be accompanied by a detailed traffic and mobility plan. – 8.5 Hectares  <b>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</b>	MAP
CE 03.01.05	Amend the wording of the U-09 specific objective in Carrigaline to reflect the new approach to buffering. The objective will now read as follows:  U-09: Public Transport Facility. Access should be on to the R611 to the West and on to the local road L2473 to the North. In order to protect the visual amenity of existing residential development, <del>a 40 metre tree buffer should be provided on the southern portion of the site.</del> <b>appropriate landscaping will be include on site.</b>  <b>Note: This change refers to the text of the draft plan</b>	P30
CE 03.01.06	Amended wording for specific zoning objective R-06, Carrigaline to include reference to U-08, pedestrian amenity walk.  R-06: Medium density residential development to include serviced sites and a mix of house types. Provision will also be made for a primary school (requires at least a 1.6ha site) and a neighbourhood centre. <b>Specific arrangements shall be made for the provision and construction an amenity walk (U-08).</b>  <b>Note: This change refers to the text of the draft plan</b>	P29
CE 03.01.07	Amended wording for specific zoning objective R-04, Carrigaline to include reference to U-07, pedestrian amenity walk and to have regard for the Habitats directive.  R-04: Medium density residential development. <del>The layout and design of this development should be sympathetic to the proposed Natural Heritage Area which is contiguous to the southern boundary of the site.</del> <b>Development proposals in this zone 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 impacts either alone or in combination with other projects on the SAC.</b> A sea wall will be required along the eastern / southern boundary of the site.	P29

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	<p>The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off-site and on-site infrastructure. <b>Specific arrangements shall be made for the provision and construction an amenity walk (U-07).</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.01.08	<p>Insert new residential zoning and associated specific objective to meet the housing needs of the elderly. The new objective will read as follows:</p> <p>R-10: "Residential development to provide for the accommodation needs of the elderly in Carrigaline."</p> <p><b>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</b></p>	P29
CE 03.01.09	<p>Insert new development boundary objective. The new objective will read as follows:</p> <p>DB-09: Carrigaline is situated on the Owenaboy Estuary which is within the Cork Harbour Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P27
CE 03.01.10	<p>Amend specific objective U-06 to have regard to the Habitats Directive. The amended objective will read as follows:</p> <p><b>U-06: Pedestrian walkway along river bank to Ballea road. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P30
CE 03.01.11	<p>Amend specific objective U-07 to have regard to the Habitats Directive. The amended objective will read as follows:</p> <p><b>U-07: Pedestrian walkway along shoreline towards Coolmore. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P30
CE 03.01.12	Revision to the Draft Indicative Flood Extent Map so as to correspond	MAP

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	with the Lee CFRAMS map as it relates to Carrigaline <b>Note: This change refers to the zoning map of the draft plan</b>	
CE 03.01.13	Amend specific objective DB-01 to have regard to the Appropriate Assessment process. The amended objective will read as follows: <b>DB-01:</b> It is an objective of this plan to secure the development of 1,587 new dwellings in Carrigaline between 2010 and 2020 in order to facilitate the <b>sustainable</b> growth of the town's population from 12,835 to 14,066 people over the same period. <b>Note: This change refers to the text of the draft plan</b>	P27
CE 03.01.14	Amend specific objective DB-04 to have regard to the Appropriate Assessment process. The amended objective will read as follows: <b>DB-04:</b> In order to secure the <b>sustainable</b> population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. <b>Note: This change refers to the text of the draft plan</b>	P27
	<b>Cork City –Cork South Environs</b>	
CE 03.02.01	Insert new paragraph following paragraph 2.4.31 in Cork City -South Environs. This new paragraph relates to the Cork Science, Innovation and Technology Park. The new paragraph will read as follows; <b>Para 2.4.32: Issues also arise regarding the future funding of common infrastructure and facilities on this strategic site that is in multiple ownerships. At the appropriate stage, consideration will be given to the use of the County Council's powers under sections 48 and 49 of the Planning and Development Acts to use the system for 'Development Contributions' to secure appropriate contributions from developers to offset this expenditure.</b> <b>Note: This change refers to the text of the draft plan</b>	P39
CE 03.02.02	Amended wording for specific zoning objective X-02, Cork City -South Environs as a matter of clarification. The objective will now read as follows; <i>X-02: Tramore Valley</i> Following on from the proposals for this area ( <b>indicative boundary only</b> ) set out in the CASP Update, it is envisaged that in the medium to long term and dependent on market conditions the lands within this broad <b>indicative</b> boundary will be subject to an Integrated Area Plan <b>which will be prepared by the Planning Authority in close conjunction with the relevant stakeholders in the area.</b> This plan will consider the following: <ul style="list-style-type: none"> <li>• The definition of a specific area plan boundary.</li> <li>• Detailed land use survey.</li> <li>• Integrated redevelopment proposals for higher density mixed use</li> </ul>	P40

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	<p>housing and employment development.</p> <ul style="list-style-type: none"> <li>• Detailed traffic and transportation study</li> <li>• A co-ordinated and phased approach to the delivery of development.</li> </ul> <p><b>In the interim, while the Integrated Action Plan (IAP) is being prepared, proposals for development will be guided by the zoning given to ‘existing built-up area’ in the plan as read with Section 1.5.26 and other objectives in this plan.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.02.03	<p>Amended wording for specific zoning objective X-03, Cork City -South Environs as a matter of clarification. The objective will now read as follows;</p> <p><i>X-03: Douglas</i></p> <p>It is an objective to undertake a Landuse and Transportation Study for the Douglas Area. This study will begin no later than September 2011 and will be completed during 2012.</p> <p>Lands within these clearly defined boundaries {X-03(a) &amp; X-03(b)} will be subject to a Land Use and Transportation Study (LUTS) which will consider the following:</p> <p><del>The LUTS for X-03 will provide the following:</del></p> <ul style="list-style-type: none"> <li>• Proposals for the protection and enhancement of exiting residential areas and amenity.</li> <li>• Proposals for enhancement of social and cultural facilities including the provision of significant areas for open space and recreation uses.</li> <li>• Proposals for the improvement and development of new and existing public realm areas.</li> <li>• A detailed future land use framework for the study areas which will ensure that Douglas evolves into a fully functional mixed use higher order urban centre in terms of both its development density and its retail offer and quality of life. Providing opportunity for the provision of housing, retail, employment, social and community facilities including recreation.</li> <li>• A detailed transportation plan for the Douglas area (Douglas ‘Village’ and its catchment) which will develop proposals for a road network which will meet the demand of new and existing road uses.</li> <li>• Detailed parking proposals which will focus upon the quantity and location of new public parking facilities.</li> <li>• Detailed proposals for movement and transportation within and adjoining the study areas including an enhanced public transport system and pedestrian &amp; cyclist priority.</li> </ul> <p><b>In the interim, while the Douglas LUTS is being prepared, proposals for development within the X-03 boundaries should be processed using</b></p>	P40-41

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	<p>the 2005 local area plan land use zonings as read with the guidance from Section 1.5.26 of the Local Area Plan and other objectives in this plan.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.02.04	<p>Amended wording for specific zoning objective X-04, Cork City -South Environs to reflect appropriate uses for the site. The objective will now read as follows;</p> <p>X-04: <i>Cork Airport</i></p> <p>Office based industry requiring an airport location, <b>internationally traded services, corporate office, and uses that are complementary to those in the existing business park.</b> Proposals for this site will include a traffic impact assessment and mobility management plan for the site and a comprehensive layout and a structural landscaping scheme. Vehicular access to the site will be from the adjoining regional road by means of a single access point.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P41
CE 03.02.05	<p>Amended wording for specific zoning objective R-05, Cork City -South Environs as the draft wording is too prescriptive. The objective will now read as follows;</p> <p><b>R-05:</b> Medium density residential development. <del>Any development should not exceed two storeys in height.</del></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P42
CE 03.02.06	<p>Amend the wording of the U-02 specific objective in Cork City – South Environs to include reference to a cycleway. The objective will now read as follows:</p> <p>U-02: Develop and maintain pedestrian walk from Grange road north to South Link Road and east to Douglas Village. Provide pedestrian <b>and cycleway</b> over-bridge to connect to pedestrian walk <b>/cycleway</b> and proposed public park on old land fill site</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P42
CE 03.02.07	<p>Amend the wording of specific objective R-07 in Cork City – South Environs to have regard to the habitats directive. The objective will now read as follows:</p> <p>R-07: High density residential development (apartments or duplexes). <b>Development proposals in this zone 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 impacts either alone or in combination with other projects on the SPA.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P42
CE 03.02.08	<p>Amend the wording of specific objective U-05 in Cork City – South Environs to have regard to the habitats directive. The objective will now read as follows:</p>	P42

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	<p>U-05: Maintain existing amenity walk. <b>Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.02.09	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Cork City – South Environs</p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	MAP
CE 03.02.10	<p>Amend specific objective DB-05 to have regard to the Appropriate Assessment process. The amended objective will read as follows:</p> <p><b>DB-05:</b> In order to secure the <b>sustainable</b> population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P41
	<b>Passage West/Monkstown/Glenbrook</b>	
CE 03.03.01	<p>Insert new development Boundary objective referring to improved access to the water. The new objective will read as follows;</p> <p>DB-09: Consider alternative locations for increased and improved access to the water for sustainable harbour related tourism including water related sports and recreation.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P53
CE 03.03.02	<p>Amend the wording of specific objective U-05 in Passage West to have regard to the habitats directive. The objective will now read as follows:</p> <p>U-05: Develop and maintain pedestrian walk along Monkstown Creek. <b>Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P54
CE 03.03.03	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Passage West</p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	MAP



Ref.	Draft Change Title	Page No.
CE 03.03.04	<p>Amend specific objective DB-04 to have regard to the Appropriate Assessment process. The amended objective will read as follows:</p> <p><b>DB-04:</b> In order to secure the <b>sustainable</b> population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P53
	<b>Ringaskiddy</b>	
CE 03.04.01	<p>Amendment to text for specific zoning objective I-06, Ringaskiddy to reflect appropriate measures to deal with the presence of the ringfort on site and to have regard for the habitats Directive. The objective will now read as follows;</p> <p>I-06: Suitable for industry including small to medium sized enterprises <del>with landscaping provisions to protect the ring fort on site.</del> <b>with appropriate measures taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE03.04.02	<p>Amend the boundary of specific zonings I-01, I-02, O-01 &amp; O-02, Ringaskiddy to allow the landowner (Pfizer) to amalgamate its industrial land holding. There is no net loss to the open space zoning in the area.</p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	MAP
CE 03.04.03	<p>Amended wording for specific zoning objective T-01, Ringaskiddy to reference the need for appropriate scale and character. The objective will now read as follows;</p> <p>T-01: This area denotes the existing built footprint of Shanbally and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. <b>Any future development should reflect the scale and character of the surrounding existing built up residential area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.04	<p>Amended wording for specific zoning objective T-02, Ringaskiddy to reference the need for appropriate scale and character. The objective will now read as follows;</p> <p>T-01: This area denotes the existing built footprint of Ringaskiddy and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. <b>Any future development should reflect the scale and character of the surrounding existing built up residential area.</b></p>	P60

Ref.	Draft Change Title	Page No.
	<b>Note: This change refers to the text of the draft plan</b>	
CE 03.04.05	<p>Amend to zoning boundary and text of specific zoning C-01, Ringaskiddy to reflect correct site size. The text of the specific objective will also be amended to reflect alterations to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS as it relates to Ringaskiddy. The objective will now read as follows;</p> <p style="padding-left: 40px;">C-01: Third level educational campus for marine related education, research and training. This site is considered inappropriate for any short or full time residential accommodation.</p> <p><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>	P61
CE 03.04.06	<p>Include additional wording in paragraph 4.3.2 as a matter of clarification. Paragraph 4.3.2 will now read as follows;</p> <p>4.3.2. The Port of Cork have concluded that Ringaskiddy remains the primary location for the relocation of port activities from the upper harbour. This supports the County Development Plan 2009, where Ringaskiddy was named as the preferred location although other options would also be considered. The Port's revised Strategic Development Plan 2010 clarifies their future intentions for different locations in the Harbour. The scale of development now envisaged at Ringaskiddy is less than what was originally proposed in the application made to An Bord Pleanála in 2008 <b>as the extent of the reclamation is reduced and the project incorporates a phased approach to the proposed expansion of facilities.</b> Cork County Council will facilitate the relocation of port related facilities which are deemed appropriate for Ringaskiddy.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P59
CE 03.04.07	<p>Include additional wording in paragraph 4.2.15 as a matter of clarification. The sixth bullet point in Paragraph 4.2.15 will now read as follows;</p> <ul style="list-style-type: none"> <li>● Some supplementary facilities maybe required (at some stage in the future) at Marino Point <b>and at Whitegate.</b></li> </ul> <p><b>Note: This change refers to the text of the draft plan</b></p>	P57
CE 03.04.08	<p>Include additional wording in paragraph 4.2.16 as a matter of clarification. The sixth bullet point in Paragraph 4.2.16 will now read as follows;</p> <p>4.2.16. Conclusions reached by the Port of Cork with regard to the future role of Ringaskiddy support the County Development Plan 2009, where Ringaskiddy was named as the preferred location although other options would also be considered. The Port's revised Strategic Development Plan clarifies their future intentions towards Marino Point as a supplementary</p>	P57

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	<p>site for bulk/general cargo, <b>with Whitegate also an option for bulk liquid cargo.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.04.09	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Ringaskiddy</p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	MAP
CE 03.04.10	<p>Amend the wording of the I-03 specific objective in Ringaskiddy to reflect the new approach to buffering. The objective will now read as follows:</p> <p>I-03: Industry with provision for <del>a buffer tree planting, minimum 20 metres wide</del> <b>appropriate landscaping</b>, along the northern western boundary to residential areas.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.11	<p>Amend the wording of the I-04 specific objective in Ringaskiddy to reflect the new approach to buffering. The objective will now read as follows:</p> <p>I-04: Industry, with provision for <del>a minimum 20 metre tree planted buffer zone</del> <b>appropriate landscaping</b>, along the eastern and northern boundary to residential areas.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.12	<p>Amend the wording of the I-05 specific objective in Ringaskiddy to reflect the new approach to buffering. The objective will now read as follows:</p> <p>I-05: Industry, with provision for <del>a minimum 40 metre tree planted buffer zone</del> <b>appropriate landscaping</b>, along the eastern and southern and south western boundaries to residential areas.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.13	<p>Amend the wording of the I-08 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-08: Suitable for large stand alone industry with suitable provision for landscaping and access points and provision for <del>buffer tree planting, minimum 20 metres wide</del> <b>appropriate landscaping</b>, to all residential areas. <b>This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone 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 impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</b></p> <p>Parts of this site are at risk of flooding. Any development proposals on</p>	P60

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	<p>this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.04.14	<p>Amend the wording of the I-09 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-09: Port related industry. The site is zoned for use as a transitional site, between the established residential use on the eastern side and industry and enterprise zoning on the western side, it is suitable for office use associated with port uses. <del>A tree planted buffer, minimum 20 metres wide,</del> <b>Appropriate landscaping</b> shall be established <b>provided</b> on the eastern boundary of the site. <b>This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone 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 impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.15	<p>Amend the wording of the I-10 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-10: Industry, with provision for <del>a minimum 10 metre open space buffer</del> <b>appropriate landscaping</b> to Eastern boundary with open space (O-06) <del>Buffer tree planting, minimum 20 metres wide to</del> <b>and to the</b> residential areas to the south and western boundaries of site. <del>shall also be provided.</del> This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.16	<p>Amend the wording of the I-11 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-11: Industry, with provision for <del>a minimum 20 metre tree planted buffer zone</del> <b>appropriate landscaping</b> along the southern boundary to nature conservation area. <b>This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone 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 impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</b></p>	P61

Ref.	Draft Change Title	Page No.
	<b>Note: This change refers to the text of the draft plan</b>	
CE 03.04.17	<p>Amend the wording of the I-12 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-12: Industry, with provision for <del>a minimum 20 metre tree planted buffer zone</del> <b>appropriate landscaping</b> along the eastern, southern and south western boundaries to residential areas. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.18	<p>Amend the wording of the I-13 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-13: Industry, with provision for <del>a minimum 20 metre tree planted buffer zone</del> <b>appropriate landscaping</b> along the southern boundary to nature conservation area. <b>This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone 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 impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.19	<p>Amend the wording of the I-14 specific objective in Ringaskiddy to reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-14: Industry and Enterprise, the site is zoned for use as a transitional site, between the established residential use on the western side and industry/enterprise zoning on the eastern side, it is suitable for office based industry use. <del>A tree planted buffer, minimum 20 metres wide, shall be established</del> <b>Appropriate landscaping shall be provided</b> on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire site. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.20	Amend the wording of the I-15 specific objective in Ringaskiddy to	P61

Ref.	Draft Change Title	Page No.
	<p>reflect the new approach to buffering and to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-15: Suitable for large stand alone industry with suitable provision for <b>appropriate</b> landscaping and access points and provision for <del>buffer planting, minimum 15 metre wide,</del> open space buffer to the Martello Tower and its associated pedestrian access. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.04.21	<p>Amend the wording of the I-16 specific objective in Ringaskiddy to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-16: Suitable for extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan..</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.22	<p>Amend the wording of the I-17 specific objective in Ringaskiddy to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-17: Port related industry with appropriate landscaping where necessary. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.23	<p>Insert new Industrial zoning and associated specific objective to facilitate the requirements for the relocation of the Port of Cork to Ringaskiddy. The new objective will read as follows:</p> <p>I-18 : <b>Port Facilities and Port Related Activities</b></p> <p><b>Note: This change refers to both the text of the plan and to the zoning</b></p>	P61

Ref.	Draft Change Title	Page No.
	<b>map for the settlement.</b>	
CE 03.04.24	<p>Amend the wording of the specific objective I-07 in Ringaskiddy to have regard to the Habitats directive. The objective will now read as follows:</p> <p>I-07: Suitable for industry, including small to medium sized units. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P60
CE 03.04.25	<p>Amend the wording of the specific objective O-01 in Ringaskiddy to have regard to the Habitats directive. The objective will now read as follows:</p> <p>O-01: Open space comprising a golf course and playing pitches to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
CE 03.04.26	<p>Amend the wording of the specific objective O-02 in Ringaskiddy to have regard to the Habitats directive. The objective will now read as follows:</p> <p>O-02: Open space comprising existing golf and pitch and putt courses to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of a tree planted buffer and the protection and maintenance of the existing lagoon and NHA. <b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. Any development proposals on this land are likely to require the provision of an ecological impact assessment report to determine the importance of the area for such species and the potential for impacts on these.</b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P61
	<b>Crosshaven &amp; Bays</b>	

Ref.	Draft Change Title	Page No.
CE 03.05.01	<p>Extend development boundary at Crosshaven to include a new Special Policy Zone (X-03) for harbour related recreation and tourism. The new specific objective will read as follows;</p> <p>X-03 – Special Policy Area for <b>sustainable</b> harbour related recreation and tourism opportunities which will allow for improved public access to the water.</p> <p><b>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</b></p>	P69
CE 03.05.02	<p>Amend the wording of the DB-01 specific objective in Crosshaven &amp; Bays. Delete <i>section b</i> of DB-01.</p> <p><del>DB-01 (b): No one proposal for residential development in Crosshaven village shall be larger than 50 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Crosshaven village shall not normally be larger than 50 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P68
CE 03.05.03	<p>Amend the wording of the DB-12 specific objective in Crosshaven &amp; Bays. The new objective will read as follows:</p> <p>DB-12: Consider alternative locations for increased and improved access to the water for <b>sustainable</b> harbour related tourism including water related sports and recreation.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P68
CE 03.05.04	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Crosshaven</p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	MAP
CE 03.05.05	<p>Amend the wording of the DB-07 specific objective in Crosshaven &amp; Bays. The new objective will read as follows:</p> <p>DB-07: It is an objective to promote the <b>sustainable</b> tourism potential that exists with in the Crosshaven and bays area in a manner that is compatible with the nature conservation designations in Cork Harbour. The Local Area Plan recognises the unique opportunity that Crosshaven has as a tourism destination for water related sport and recreation and military heritage. If this tourism potential is fulfilled this will not only benefit Crosshaven but the greater Cork area as a whole.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P68
	<b>Ballinhassig</b>	
CE 03.06.01	<p>Amend the wording of the DB-01 specific objective in Ballinhassig . Delete <i>section b</i> of DB-01.</p> <p><del>DB-01 (b): No one proposal for residential development shall be</del></p>	P74



Ref.	Draft Change Title	Page No.
	<p><del>larger than 20–25 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Ballinhassig shall not normally be larger than 20-25 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
	<b>Ballygarvan</b>	
CE 03.07.01	<p>Amend the wording of specific zoning objective X-01, Ballygarvan. The new specific objective will read as follows;</p> <p>X-01: Any proposals for development on the lands that lie to the south of the existing Sports grounds and to the north of the Owenboy River shall only be considered subject to the provision of a safe access, the carrying out of a flood study for all of these lands and shall be subject to and satisfactory drainage and sanitary arrangements. Any residential development will be medium density to include a mix of house types and sizes, an appropriate playing pitch <b>which integrates efficiently and effectively with existing recreational facilities, amenity park and a 10 metre wide tree planted buffer with an amenity walk (U-01) along the southern boundary.</b> Any development proposals for this site will include the preferred route option of a future bypass road for the village. <b>This bypass will be provided in partnership with the County Council and in tandem with development.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P79
CE 03.07.02	<p>Amend the wording of the DB-01 specific objective in Ballygarvan. Delete <i>section b</i> of DB-01.</p> <p><del>DB-01 (b): No one proposal for residential development shall be larger than 10 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Ballygarvan shall not normally be larger than 10 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P79
	<b>Minane Bridge</b>	
CE 03.08.01	<p>Amend the wording of the DB-01 specific objective in Minane Bridge. Delete <i>section b</i> of DB-01.</p> <p><del>DB-01 (b): No one proposal for residential development shall be larger than 5 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Minane Bridge shall not normally be larger than 5 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P83-84

Ref.	Draft Change Title	Page No.
	<p>Amended wording for specific zoning objective T-01, Minane Bridge to remove the reference to neighbourhood centre and include text referring to appropriate scale and character. The objective will now read as follows;</p> <p>T-01: Village <del>/neighbourhood</del> centre type uses including; small scale retail i.e. local shop, service and possibly incorporating housing perhaps above ground floor level. <b>Any future development should reflect the scale and character of the surrounding existing built up residential area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
	<b>Waterfall</b>	
CE 03.09.01	<p>Amended wording for specific zoning objective T-01, Waterfall to remove the reference to neighbourhood centre and to include text referring to appropriate scale and character. The objective will now read as follows;</p> <p>T-01: Village <del>/neighbourhood</del> centre type uses including; small scale retail i.e. local shop, service and possibly incorporating housing perhaps above ground floor level. Potential also for an appropriate sized village park with appropriate facilities such as a playground and public seating. <b>Any future development should reflect the scale and character of the surrounding existing built up residential area.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P88
CE 03.09.02	<p>Amend the wording of the DB-01 specific objective Waterfall. Delete <i>section b</i> of DB-01.</p> <p style="padding-left: 40px;"><del>DB-01 (b): No one proposal for residential development shall be larger than 8 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Waterfall shall not normally be larger than 8 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P87
	<b>Fivemilebridge</b>	
CE 03.10.01	<p>Amend the wording of the DB-01 specific objective Fivemilebridge. Delete <i>section b</i> of DB-01.</p> <p style="padding-left: 40px;"><del>DB-01 (b): No one proposal for residential development shall be larger than 5 housing units.</del></p> <p>And replace with the following:</p> <p>DB-01(b): Any one proposal for residential development in Fivemilebridge shall not normally be larger than 5 housing units.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P87
CE 03.10.02	<p>Amend the text of Specific objective U-01 in Fivemilebridge and Insert the proposed indicative line of U-01 on the associated zoning map. The objective will now read as follows;</p>	92

Ref.	Draft Change Title	Page No.
	<p>U-01: Proposed bypass. <b>This proposed bypass will be subject to Habitats Directive Assessment and EIA requirements as appropriate.</b></p> <p><b>Note: This change refers to the zoning map of the draft plan</b></p>	
	<b>Curraghbinny</b>	
CE 03.11.01	<p>Delete the first sentence of paragraph 11.2.8 p95, Curraghbinny.</p> <p>Para 11.2.8 <del>There is potential within Curraghbinny to accommodate a further 5 individual dwellings with extensive road frontage.</del> Given the lack of adequate mains wastewater treatment facilities, future development will need to provide its own individual on-site wastewater treatment facilities.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P95
CE 03.11.02	<p>Amendment to text for specific zoning objective Gen-01, Curraghbinny. The new specific objective will read as follows;</p> <p>Gen 01- It is an objective to recognise the current metropolitan greenbelt designation (A1 &amp; A3 Agriculture) surrounding Curraghbinny and apply the relevant County Development Plan objectives when assessing development proposals. <del>The plan recognises that there is the potential in the settlement to accommodate a further 5 single dwellings.</del> <b>Each Any new</b> dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. that will be required to provide their own suitable on site waste disposal facilities.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P95
	<b>Curraheen</b>	
CE 03.12.02	<p>Delete the first sentence of paragraph 12.2.5 p96, Curraghbinny.</p> <p>Para 12.2.5 <del>There is potential within Curraheen to accommodate a further 10-12 individual dwellings with extensive road frontage.</del> Given the lack of adequate mains wastewater treatment facilities, future development will need to provide its own individual on-site wastewater treatment facilities.</p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P96
CE 03.12.02	<p>Amendment to text for specific zoning objective Gen-01, Curraheen. The new specific objective will read as follows;</p> <p>Gen 01- It is an objective to recognise the current metropolitan greenbelt designation (A1 &amp; A3 Agriculture) surrounding Curraheen and apply the relevant County Development Plan objectives when assessing development proposals. <del>The plan recognises that there is the potential in the settlement to accommodate a further 10-12 single dwellings.</del> Any new dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water</p>	P96

Ref.	Draft Change Title	Page No.
	supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. <b>Note: This change refers to the text of the draft plan</b>	
	<b>Farmers Cross</b>	
	No Change	
	<b>Tracton</b>	
	No Change	

## Appendix C

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

Interested Party	Submission No.	Settlement Name (where relevant)
Aherne Michelle	CEDLAP11/547	Carrigaline
Astra Construction Services Ltd.	CEDLAP11/755	Carrigaline
Ballygarvan GAA Club	CEDLAP11/798	Ballygarvan
Barrett, John & Sheila	CEDLAP11/808	Cork City - South Environs
Boland Developments Ltd	CEDLAP11/638	Carrigaline
Boland Developments Ltd.	CEDLAP11/1033	Carrigaline
Brendan Mullins	CEDLAP11/504	Crosshaven and Bays
Brian O' Donoghue	CEDLAP10/430	Carrigaline
Broglasco Properties Ltd	CEDLAP11/872	Cork City - South Environs
Brooklyn Properties Ltd.	CEDLAP11/894	Cork City - South Environs
Buckley, John	CEDLAP11/830	Cork City - South Environs
Bus Eireann	CEDLAP11/1139	Other
Byrne, Patrick	CEDLAP11/732	Ringaskiddy
Carrigaline Community Association	CEDLAP11/486	Carrigaline
Carrigaline Community Association	CEDLAP11/487	Carrigaline
Carrigaline Rugby Football Club	CEDLAP11/581	Carrigaline
Carrigcourt Residents Association	CEDLAP11/691	Carrigaline
Carrimore Residents Association	CEDLAP11/445	Carrigaline
Carrignacurra Residents Association	CEDLAP11/801	Carrigaline
Casey, John	CEDLAP11/1039	Cork City - South Environs
Castlelands Construction Company Ltd	CEDLAP11/645	Cork City - South Environs
Castlelands Construction Company Ltd	CEDLAP11/657	Cork City - South Environs
Chapman, Colin	CEDLAP11/762	Crosshaven and Bays
cllr paula desmond	CEDLAP11/607	Carrigaline
Cohalan, Rory	CEDLAP11/779	Curraghbinny
Collins, David	CEDLAP11/836	Carrigaline
Construction Industry Federation	CEDLAP11/1148	Other
Cork Chamber	CEDLAP11/631	Other
Cork City Council	CEDLAP11/1036	Cork City - South Environs
Cork Institute of Technology	CEDLAP11/817	Cork City - South Environs
Corkery Family	CEDLAP11/598	Cork City - South Environs
Coughlan, Patrick	CEDLAP11/1018	Carrigaline
Curraheen European Healthcare Limited	CEDLAP11/1028	Curraheen
Dairygold Co Operative Society Ltd.	CEDLAP11/1030	Other
Daly, Edel	CEDLAP11/721	Cork City - South Environs
Deady, William & Mary	CEDLAP11/781	Carrigaline
Department of Communications, Energy and Natural Resources	CEDLAP11/1138	Other
Department of Transport	CEDLAP11/1140	Other

Interested Party	Submission No.	Settlement Name (where relevant)
Dept of Education and Skills	CEDLAP11/1031	Other
Derek Doody	CEDLAP11/485	Carrigaline
Diskin, Patrick & Diane	CEDLAP11/924	Cork City - South Environs
DoEHLG	CEDLAP11/1145	Other
Donncha Kavanagh	CEDLAP11/481	Ballygarvan
Donncha Kavanagh	CEDLAP11/529	Ballygarvan
Dorman, Stephanie	CEDLAP11/734	Ringaskiddy
Douglas Community Association Ltd	CEDLAP11/812	Cork City - South Environs
Dublin Airport Authority (Cork Airport)	CEDLAP11/600	Cork City - South Environs
Dun Eion Residents Association	CEDLAP11/789	Carrigaline
Eddie Hanley	CEDLAP11/592	Ringaskiddy
Eddie Hanley	CEDLAP11/593	Ringaskiddy
Environmental Protection Agency	CEPLAP11/1193	Other
Falvey, Tom	CEDLAP11/960	Cork City - South Environs
Fitzgibbon, Barbara	CEDLAP11/674	Crosshaven and Bays
Gable Holdings/Elmsdale LTD	CEDLAP11/706	Crosshaven and Bays
Glenwood Residents' Association	CEDLAP11/478	Carrigaline
Grange Change Partnership	CEDLAP11/919	Cork City - South Environs
Health Service Executive	CEDLAP11/1009	Passage West
Irish Farmers Association	CEDLAP11/1147	Other
Joan Clohosey	CEDLAP11/469	Cork City_south Environs
Kelleher, Pat and Brendan	CEDLAP11/552	Cork City - South Environs
Landowners at Hop Island	CEDLAP11/769	Cork City - South Environs
Leeside Shipping LTD	CEDLAP11/681	Ringaskiddy
Loonely, Tony & Carey, Joe	CEDLAP11/973	Curraheen
Love, Clayton Douglas Developments Ltd	CEDLAP11/883	Cork City – South Environs
Lynch, John	CEDLAP11/856	Ballinhassig
Margaret O'Connor	CEDLAP11/494	Cork City - South Environs
Mary McMahon	CEDLAP11/634	Ringaskiddy
McCarthy Developments (Cork) Ltd.	CEDLAP11/889	Cork City South Environs
Meitheal Mara	CEDLAP11/625	Other
Moynihan, Jim	CEDLAP11/929	Cork City - South Environs
Mr. Ted Whitaker, Whitaker's Hatcheries.	CEDLAP10/434	Cork City - South Environs
Mrs Kathleen O'Mahony	CEDLAP11/601	Cork City - South Environs
Murnane & O'Shea Ltd & Manor Park Home Builders Ltd.	CEDLAP11/1022	Carrigaline
Murphy, Ann	CEDLAP11/1001	Cork City - South Environs
Murphy, Darrach	CEDLAP11/544	Carrigaline
Murphy-O'Sullivan, Mary	CEDLAP11/1269	Ringaskiddy
Murray, Kevin	CEDLAP11/474	Passage West
Murray, Kevin	CEDLAP11/475	Passage West
National Roads Authority	CEDLAP11/1043	Other
Neenan, Stephen	CEDLAP11/686	Carrigaline
Novartis Ringaskiddy Ltd	CEDLAP11/458	Ringaskiddy
O'Brien & O'Flynn	CEDLAP11/982	Cork City - South Environs
O'Brien & O'Flynn	CEDLAP11/991	Cork City - South Environs
O'Brien & O'Flynn	CEDLAP11/997	Cork City - South Environs
O'Brien & O'Flynn	CEDLAP11/1003	Cork City - South Environs

Interested Party	Submission No.	Settlement Name (where relevant)
O'Brien & O'Flynn	CEDLAP11/977	Passage West
O'Brien & O'Flynn	CEDLAP11/992	Passage West
O'Brien & O'Flynn	CEDLAP11/996	Passage West
O'Brien, Anthony	CEDLAP11/987	Cork City - South Environs
O'Callaghan, Denis	CEDLAP11/1017	Cork City - South Environs
O'Donovan, Pat	CEDLAP11/741	Curraheen
Office of Public Works	CEDLAP11/1144	Other
O'Flynn Construction	CEDLAP11/655	Other
O'Flynn Construction	CEDLAP11/644	Crosshaven and Bays
O'Flynn Construction	CEDLAP11/1013	Ringaskiddy
O'Flynn Construction Co.	CEDLAP11/958	Cork City South Environs
O'Flynn Construction Co.	CEDLAP11/952	Crosshaven and Bays
O'Leary, Damien	CEDLAP11/915	Cork City - South Environs
O'Riordan, Dan	CEDLAP11/942	Ringaskiddy
O'Shea & O'Sullivan	CEDLAP11/968	Crosshaven and Bays
O'Sullivan, F & Murphy, L	CEDLAP11/1038	Ballinhassig
Passage West Area Development & Environment Association	CEDLAP11/713	Passage West
Passage West Town Council	CEDLAP11/534	Passage West
Pat and Tim O'Shea	CEDLAP11/495	Cork City - South Environs
Pfizer	CEDLAP11/563	Ringaskiddy
Piton Properties Ltd	CEDLAP11/901	Carrigaline
Resource Property Investment Fund	CEDLAP11/1098	Cork City - South Environs
Resource Property Investment Fund	CEDLAP11/1099	Cork City - South Environs
Resource Property Investment Fund	CEDLAP11/1100	Cork City - South Environs
Ronayne Shipping Ltd	CEDLAP11/676	Ringaskiddy
Rossdale Enterprises Ltd.	CEDLAP11/906	Cork City - South Environs
Royal Cork Yacht Club	CEDLAP11/671	Crosshaven and Bays
Salve Marine	CEDLAP11/1029	Crosshaven and Bays
Samskip MCL Ireland Ltd	CEDLAP11/572	Ringaskiddy
Shona & Derek van der Byl	CEDLAP10/438	Cork City - South Environs
Silke, Kevin & Michael	CEDLAP11/1024	Carrigaline
Silke, Kevin P.	CEDLAP11/826	Carrigaline
SMA Fathers	CEDLAP11/689	Cork City - South Environs
Supple, John F.	CEDLAP11/967	Ballygarvan
Teegan, Daniel	CEDLAP11/787	Ringaskiddy
Tesco Ireland Ltd.	CEDLAP11/897	Carrigaline
The Dwyer Family	CEDLAP11/979	Passage West
The Port of Cork Company	CEDLAP11/1020	Ringaskiddy
Tom Wright	CEDLAP11/628	Ringaskiddy
University College Cork	CEDLAP11/1040	Cork City - South Environs
University College Cork	CEDLAP11/938	Ringaskiddy
Walsh, Rickie, The Walsh Group	CEDLAP11/1014	Cork City - South Environs
Walshe, Richard	CEDLAP11/822	Curraheen

## **Appendix D – Proposed Map Changes to Draft Carrigaline LAP**



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

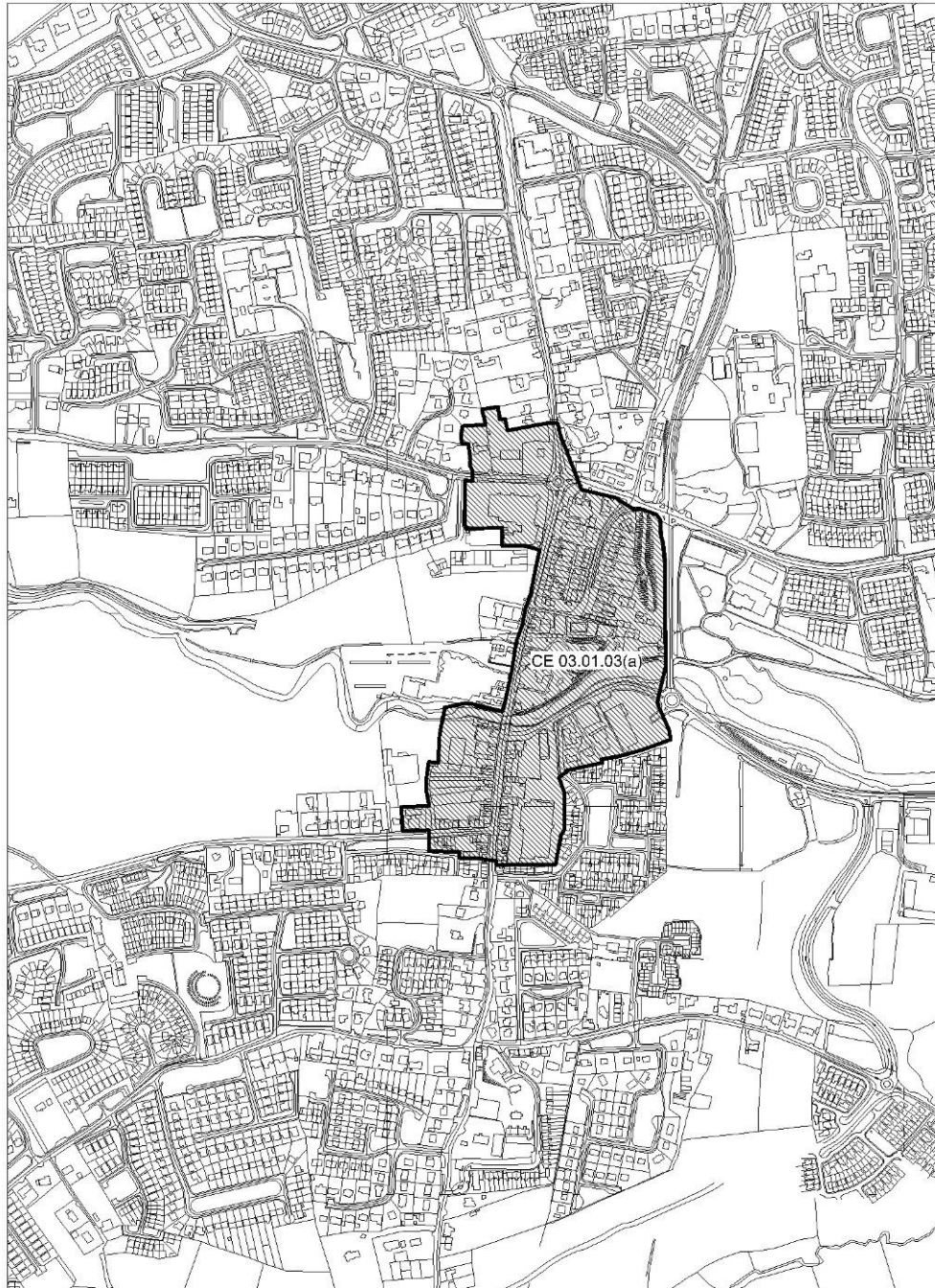
**Carrigaline**



**Managers Recommended Amendment Ref.CE.03.01.02a**

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

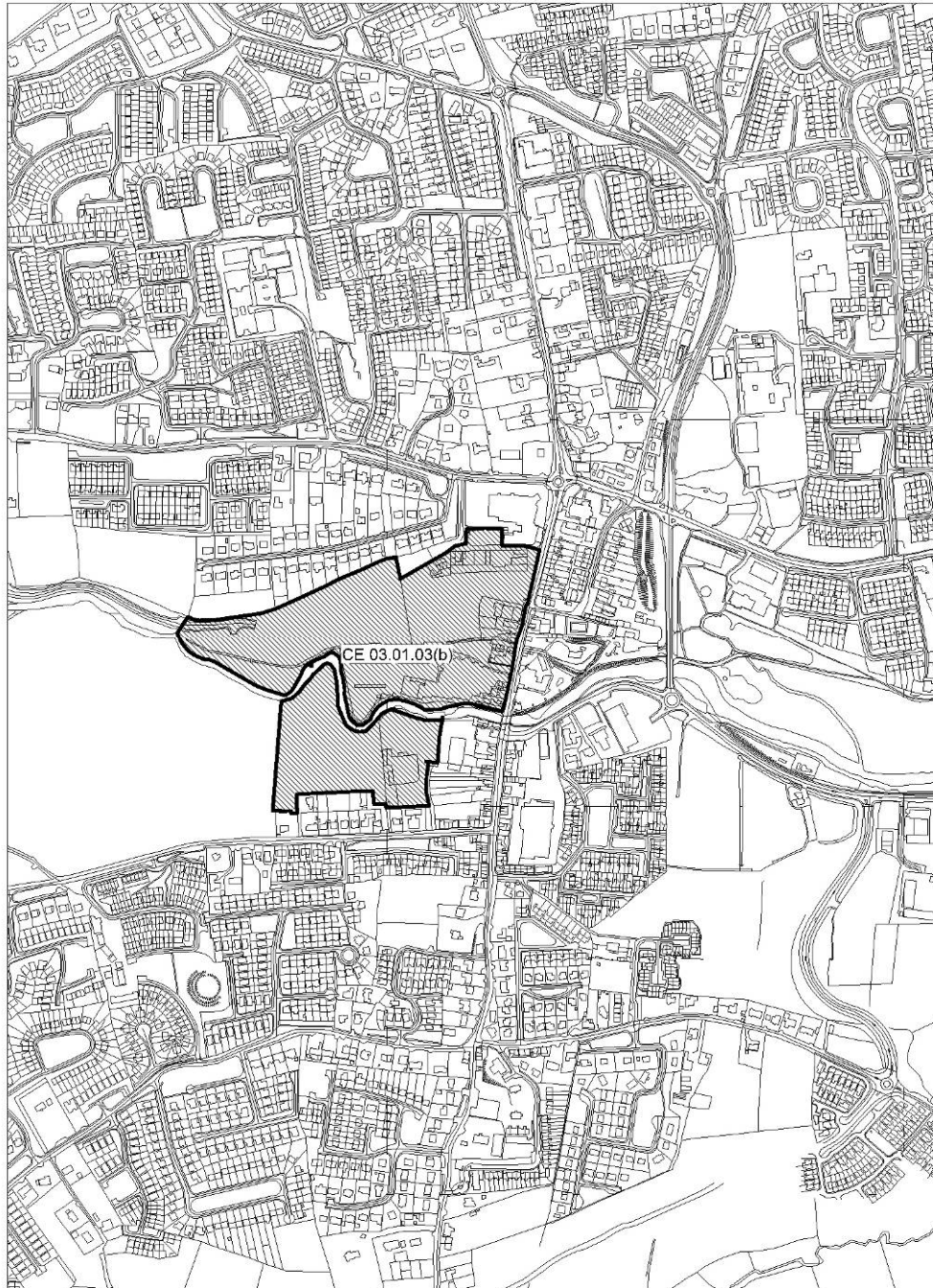
**Carrigaline**



**Managers Recommended Amendment Ref.CE.03.01.03a**

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

**Carrigaline**



**Managers Recommended Amendment Ref.CE.03.01.03b**

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

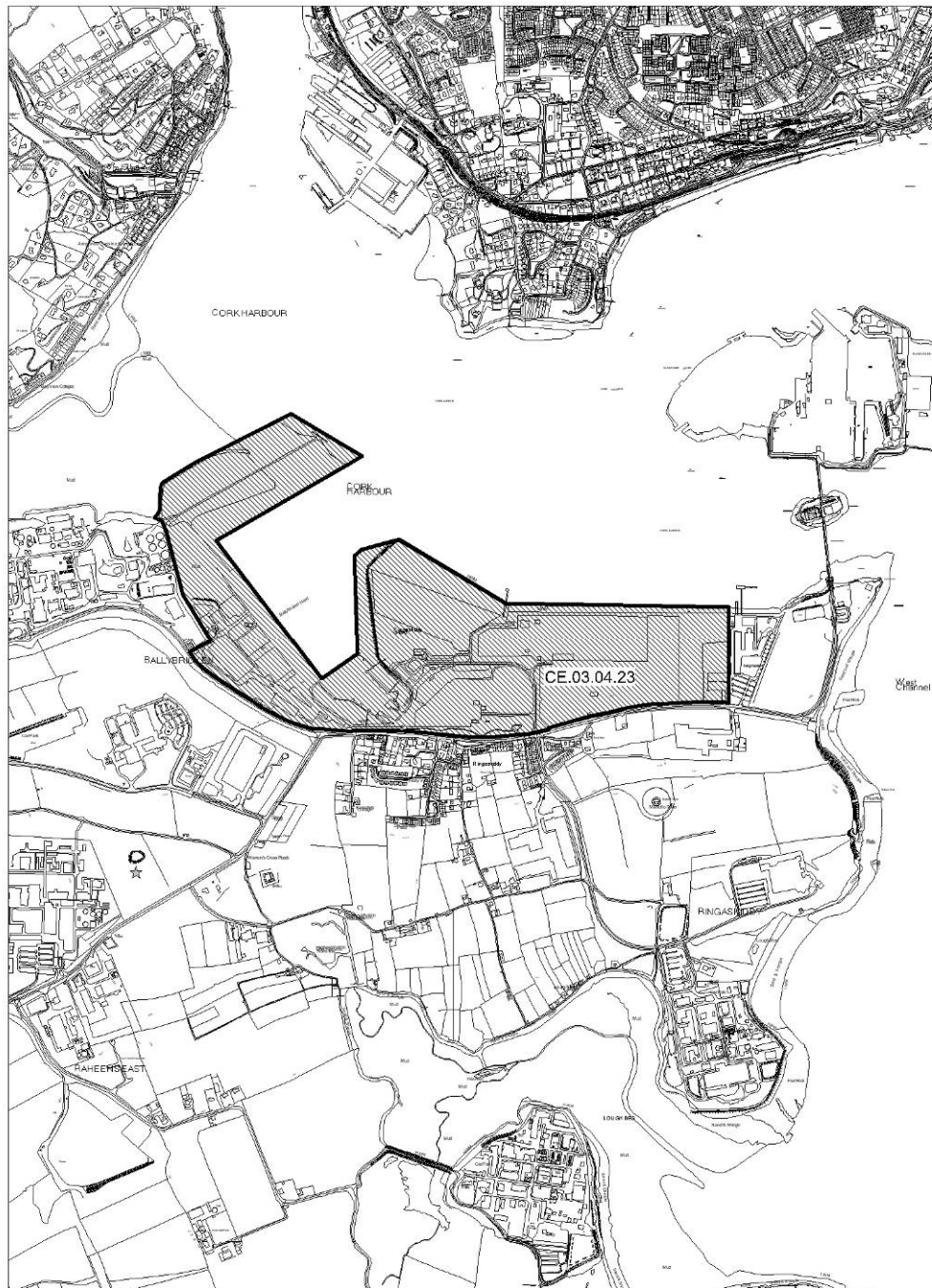
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**Managers Recommended Amendment Ref.MM.03.01.04**

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

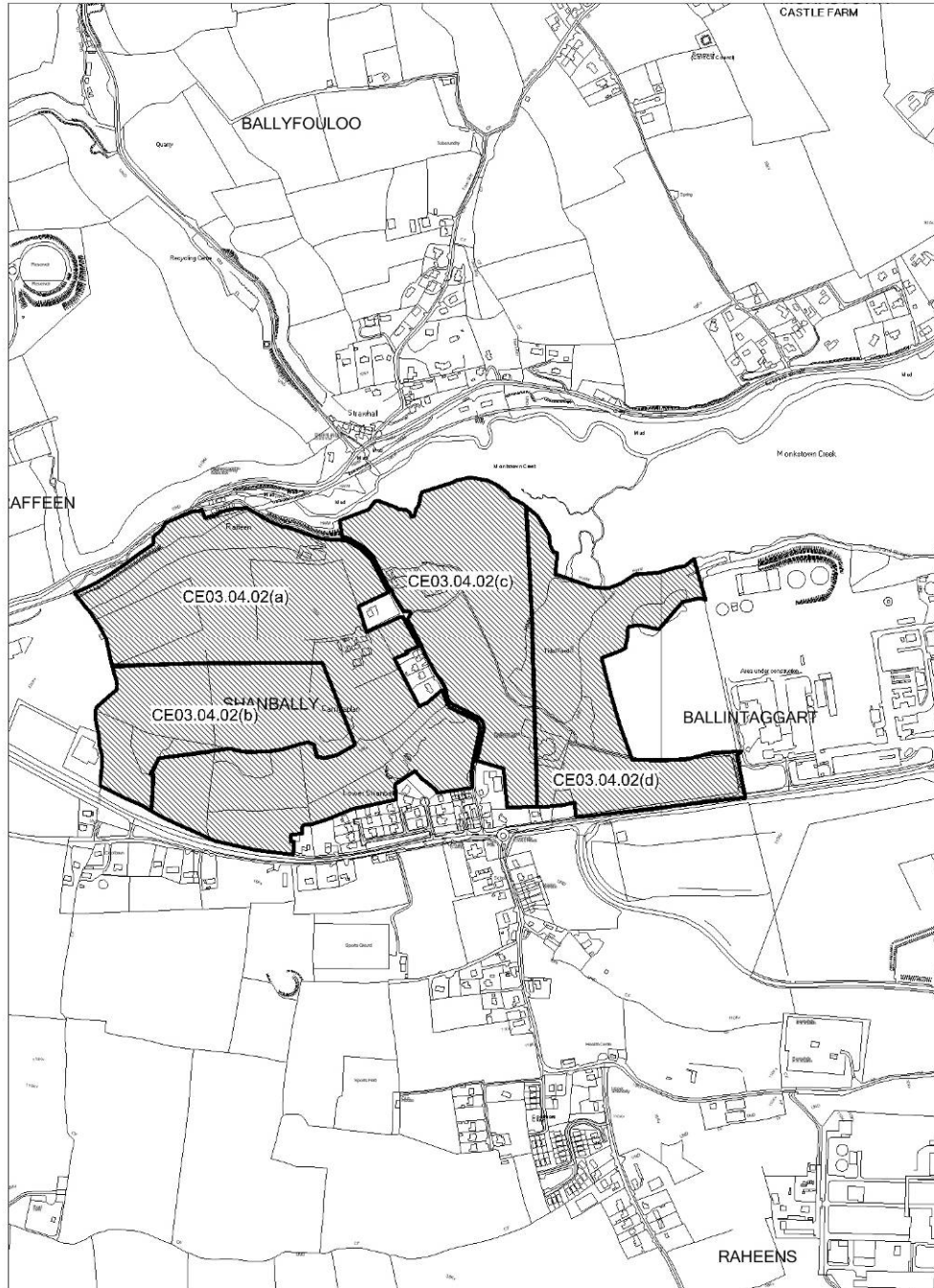
**Ringaskiddy**



**Managers Recommended Amendment Ref.CE.03.04.23**

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

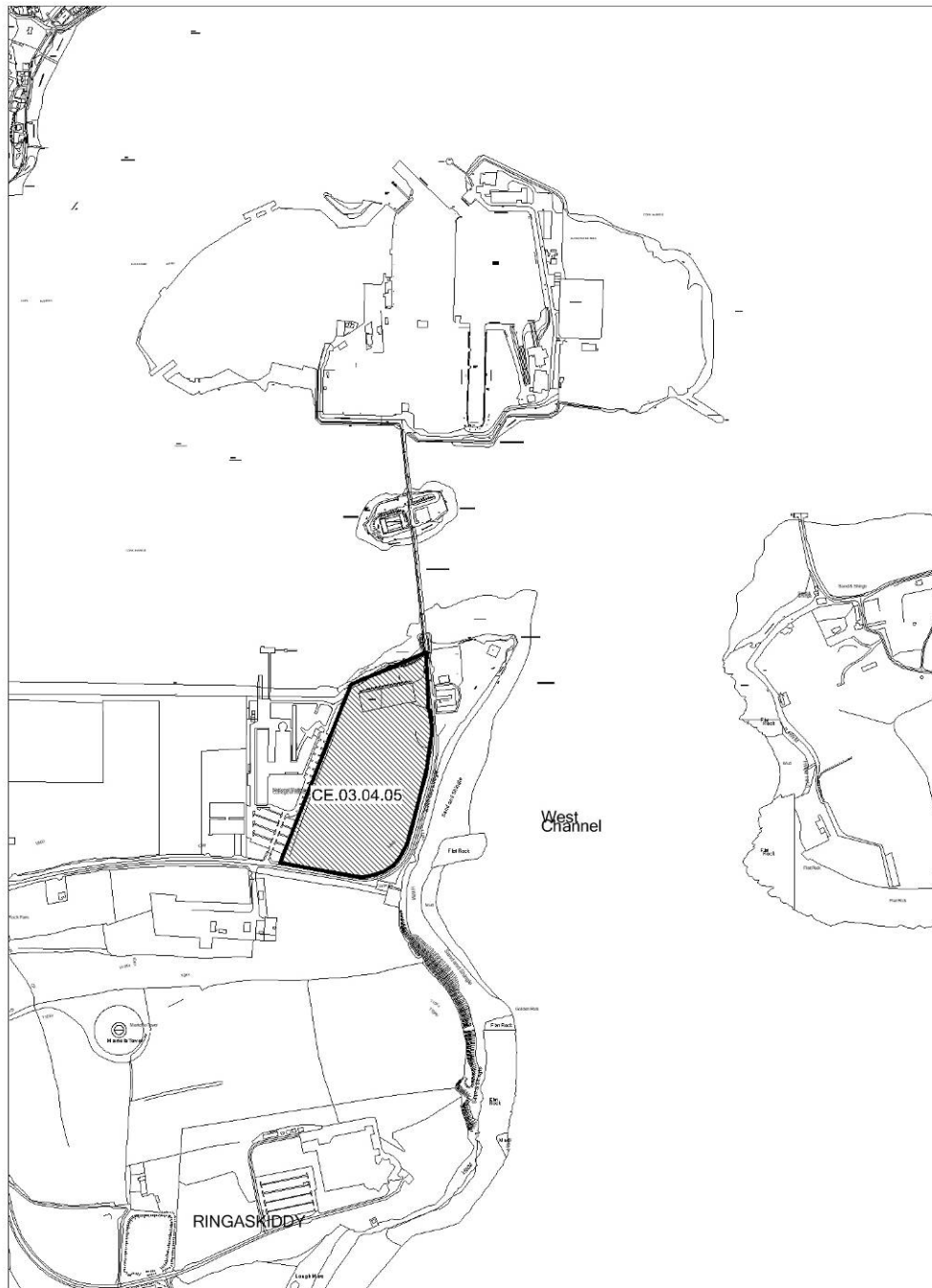
**Ringaskiddy**



**Managers Recommended Amendment Ref.CE.03.04.02**

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

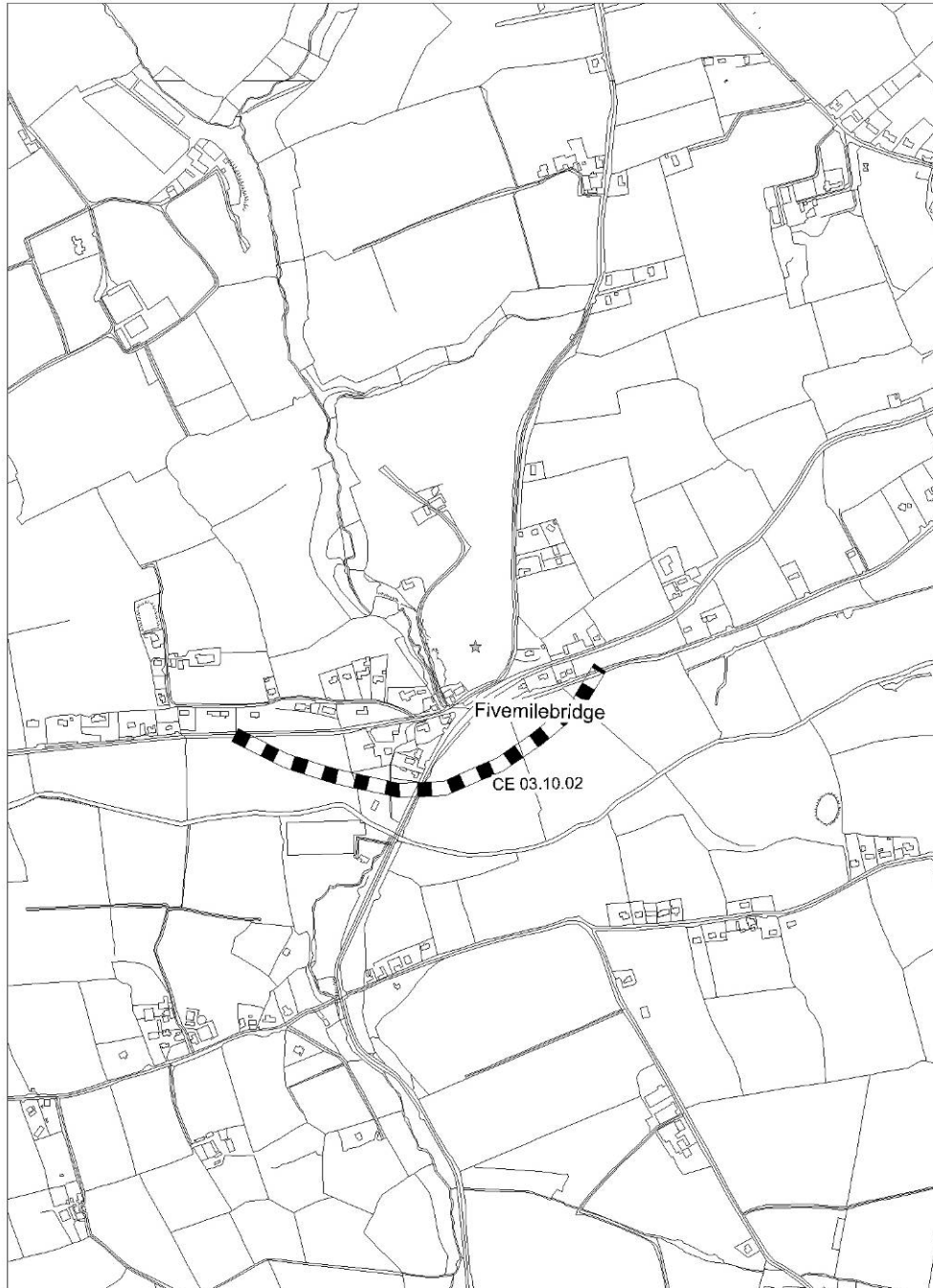
**Ringaskiddy**



**Managers Recommended Amendment Ref.CE.03.04.05**

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

**Fivemilebridge**

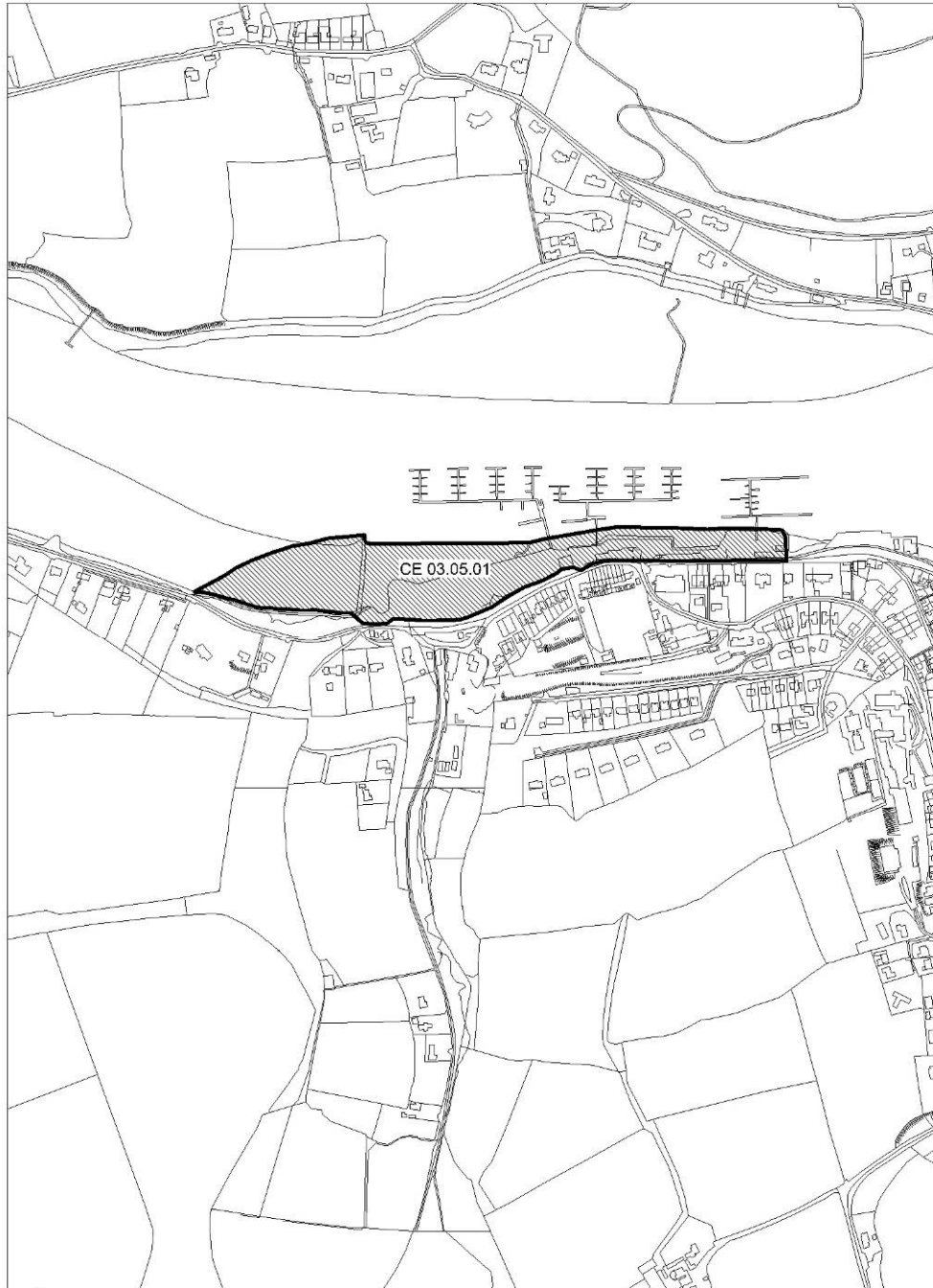


**Managers Recommended Amendment Ref.CE.03.10.02**

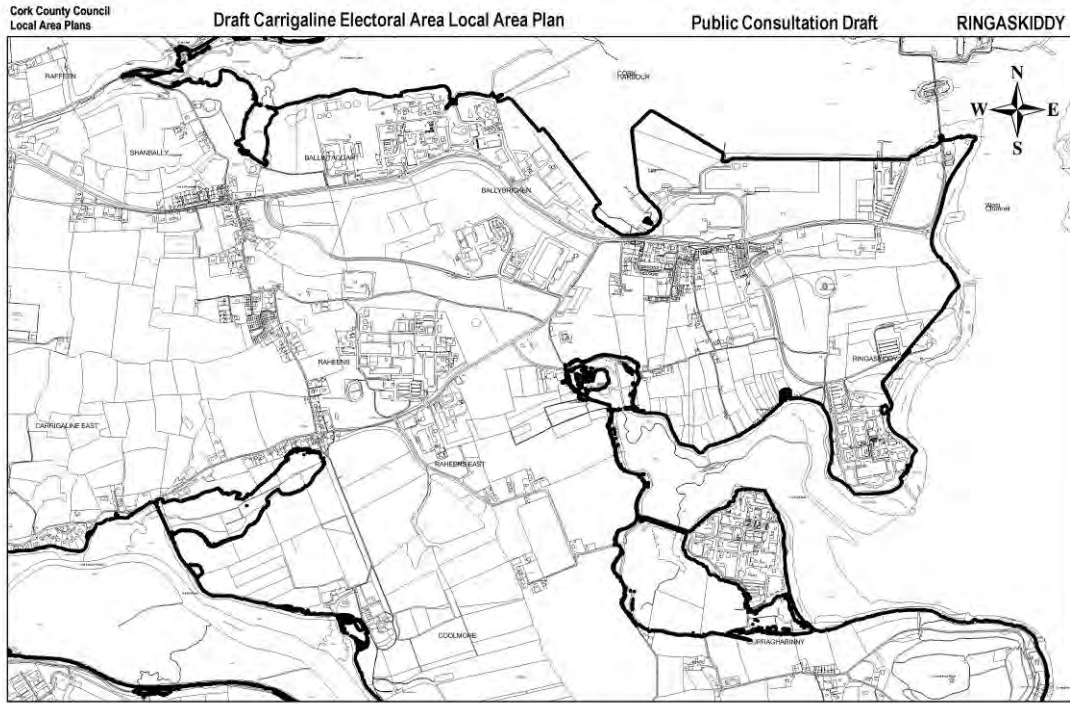


**Carrigaline Electoral Area Local Area Plan  
Public Consultation Draft**

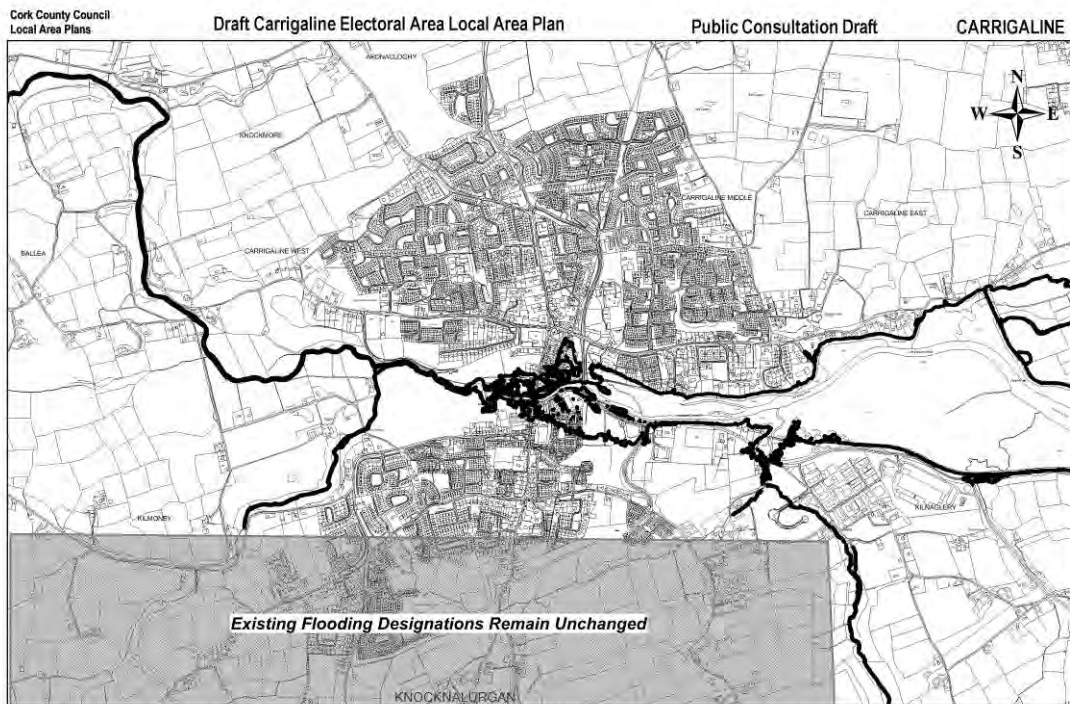
**Crosshaven**



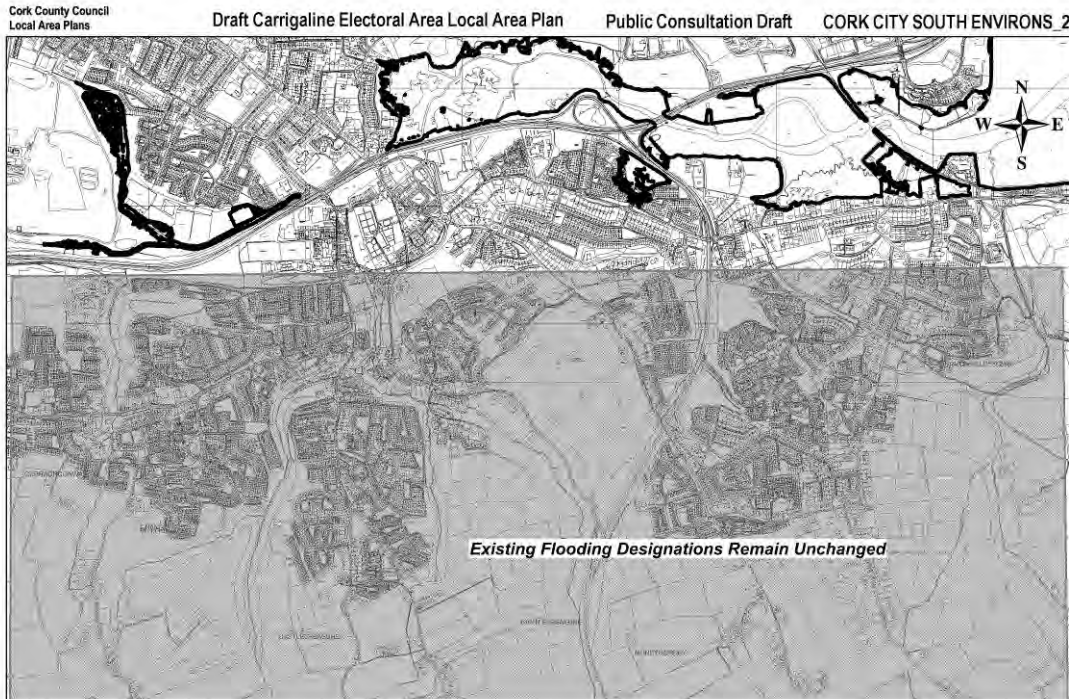
**Managers Recommended Amendment Ref.CE.03.05.01**



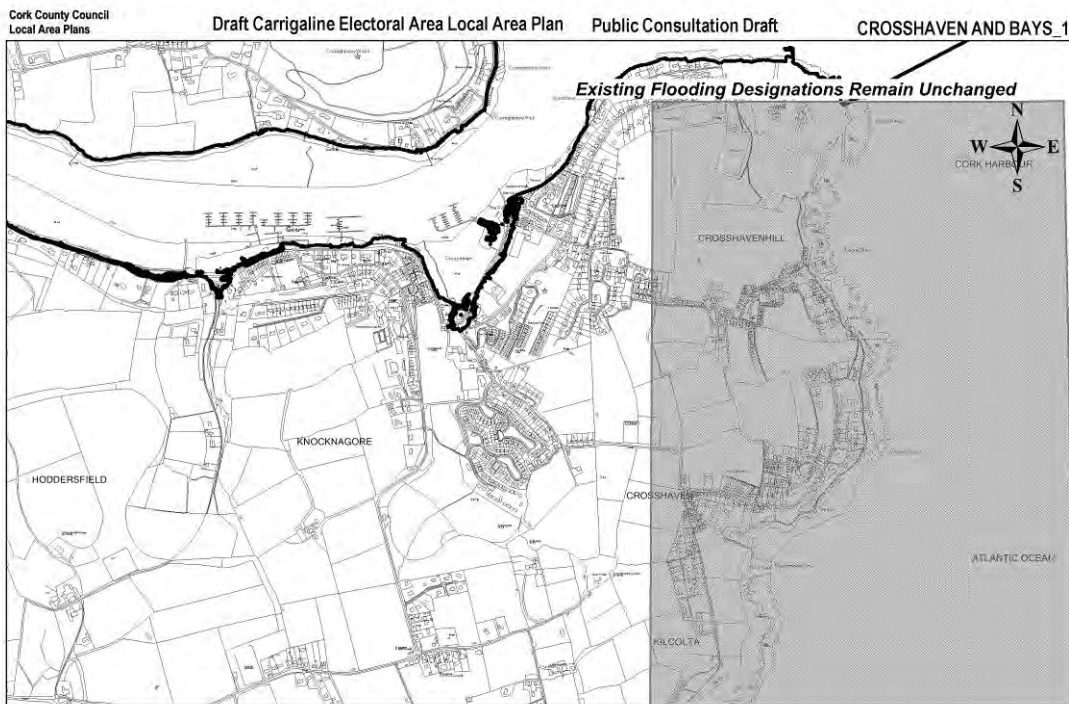
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