

Report to Members

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

Carrigaline Electoral Area Local Area Plan

Managers Opinion and Recommendations on the Issues Raised by Submissions on the Proposed Amendments

15th June 2011

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Page 1 of 1

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		Description: This report sets out the Manager's opinion and recommendations on the Issues Raised by Submissions on the Proposed Amendments to the Draft Carrigaline Electoral Area Local Area Plan				
			Prepared by	Drawn by	Checked by	Approved by
1.0	12th June 2011	<i>Name</i>	DOS	AF	RP	AH

This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Carrigaline Electoral Area Local Area Plan Public Consultation Draft. The draft plan sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the finalisation of the various amendments to the draft 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 that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

Section 1 Introduction

1.1 Where we are in the process

1.2.1. The preparation of this report on the submissions received in relation to the proposed amendments to the plan marks the commencement of the final stage in the process of making the new local area plan for this Electoral Area. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by 16th July 2011. The Plan will become effective four weeks after the date on which it is made.

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

1.2.3. Following the receipt of 129 submissions from the public during the consultation period, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21st April & 18th May 2011.

1.2 Submissions

1.2.1. There were a total of 31 submissions received during the public consultation period on the proposed amendments to the Draft Carrigaline Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

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

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

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

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

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

1.5 Next Steps

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

- The Local Area Plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan;

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

1.5.2. The following arrangements have been made so that Elected Members can give appropriate consideration to the issues raised in this report: A Special Council Meeting will take place on Tuesday the 19th of July, to facilitate discussion on the issues raised in this report.

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

Section 2 Managers Recommendations

2.1 Introduction

2.2.1. This section of the report sets out the justification supporting the County Manager's recommendations to amend the Draft Plan. It also sets out a description of the issues in relation to those amendments where the decision is to make the plan excluding the amendments.

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

Appendix C lists those amendments where the Manager recommends that the plan be made **EXCLUDING** the amendment and the following paragraphs set out the justification for this. The following paragraphs address a number of issues in relation to the proposed Carrigaline Education Campus and also set out the details of other proposed amendments where the recommendation is to include the amendment in the plan.

Education Campus: Carrigaline: Amendment Reference CE 03.01.04 (a and b)

2.2.3. In 2008, both the Department of Education & Skills and the Cork VEC identified the requirement for new schools in Carrigaline and in particular a new post primary school and a new special needs school.

2.2.4. Cork VEC employed consultants to look for a site for an education campus in Carrigaline in 2008. After some consideration, they chose a site that is adjacent to the existing development boundary, along the Ballinrea Road on the north western side of Carrigaline in the townland of Ardnacloghy, The site is presently in agricultural use and there are two vacant agricultural buildings (Poultry sheds) located on the western periphery of the site. Under the current 2005 Carrigaline Local Area Plan the site is adjacent to the existing development boundary and is zoned as Metropolitan A1 greenbelt.

2.2.5. The draft Local Area Plan, November 2010, identified a site of 6.4 hectares for an education campus to include two primary schools and one post primary school and associated ancillary uses. As a result of the public consultation on the draft Plan in January 2011, the Manager recommended that the site be increased in size to 8.5 hectares to conform with the requirements of the VEC.

2.2.6. At the Council meeting on 30th and 31st March 2011 the elected members raised a number of concerns regarding the suitability of the site for educational uses. They requested additional information in relation to the site selection process and passed a resolution to include two mutually exclusive amendments pending the outcome of the additional information. The two amendments were:-

- The removal of the proposed site of 6.4ha and associated objective (C-01) – CE 03.01.04(a)
- Insert a revised site area of 8.5ha and new objective (C-01) and proposed map on p.82 – CE 03.01.04(b)

2.1.1. As a result of the public consultation on the proposed amendments in April 2011, 4 submissions were received; 3 providing support for the campus and one stating that the site was inappropriate and suggest that other more suitable sites are available in Carrigaline.

2.1.2. As requested by the Council meeting in March, the VEC prepared a site selection report to substantiate their support for the site. In summary, the results of the site selection and traffic reports are as follows:-

- a. There are 9 existing schools in Carrigaline all located in the north of the town, where the majority (2/3rds) of the population reside. Approximately 2200 pupils attend these schools, which have good access to existing pedestrian and cycling routes. However, there are a large proportion of pupils that are delivered by car and there are peak hour traffic congestions experienced on the Owenbue River crossings at Eastern Relief road and Main Street. The location of the existing special needs school is dangerous and would be more suited to a campus arrangement.
- b. The Department of Education and Skills and the V.E.C in 2008 identified the need for an education campus to cater for the increasing numbers of school going population in Carrigaline. The population targets for Carrigaline in 2020 (from the local area plan) together with the requisite zoning of land, suggest that there a potential future yield of 2900 houses, split in a 50/50 ratio north and south of the town.
- c. The site selection report commissioned by the VEC investigated a number of sites, both within the development boundary of the town and on land surrounding the town. The Ardnacloghy site, on the edge of the development boundary in the north-west scored highest in the evaluation based on size, position in relation to the development boundary, indicative price per acre and accessibility to the existing population.

2.1.3. The traffic report, commissioned by VEC in May 2011, considers it an advantage in combining schools into one campus because the number of schools trips will be decreased for parents who might have two school locations previously. The finding of the report are as follows:-

- a. There is an obvious need for education facilities to be constructed in the south of the town to lessen distance travelled to school (cycling/walking) and relieve current traffic congestion on the bridges. If both of the western relief roads were operational, consideration could be given to location of a campus on the south side, but there is no land large enough to cater for the education campus in the south.
- b. Since the majority of the population live north of the town and many trips generated have their destination in Cork City, it is recommended that the education campus be located on the north side of town. The north-western area of town is not served by a secondary school and the site will be well connected to future road network when the western relief road is constructed.
- c. In order to implement the proposals, there are requirements to improve the capacity of the Ballinrea Road (width and alignment) and pedestrian/cycling linkages to the existing residential areas.

2.1.4. Supplementary to the above reports, the Planning Policy Unit has undertaken a “sequential test” for the campus site, as requested by members of Council in March. The “sequential test”, a term usually reserved for retail proposals, is usually done for all land that has potential for a specific use in the town. The following sites within the development boundary of the town that have potential for an education campus use have been investigated and the results are as follows:-

- a. The O-02 site (approximately 15.1ha), adjacent and west of the Town Centre, has a central location, is south of the town and is level. However, a considerable portion of the land is subject to flood risk (Owenbue River flood plain) and the land adjoins the Kilmoney Road, which would require considerable upgrading.
- b. The R-06 site (approximately 14.6ha) is zoned for medium density residential development, a primary school and neighbourhood centre in the south of the town. Detailed discussions are at an advanced stage in the delivery of a primary school on this site. Other sites that have potential for education use in the town are at Shannonpark in the north (X-01), and R-08 in the south.

These sites are both considered suitable for primary schools but not for an education campus because of size constraints.

2.1.5. The proposed education campus on Ardnacloghy will contain 1100 pupils in three schools; a post primary school; a special needs primary school and a primary school. All this development, together with the required playing fields, requires approximately 8.5ha of land. The site is slightly elevated and has existing farm building located on the western edge adjacent to the Ballinrea Road. The southern side of this land is within a Zone of Archaeological Potential with three recorded monuments and any development on that land will require an archaeological impact assessment to be completed.

2.1.6. Having considered all matters arising out of the site selection report, traffic survey and “sequential test”, it is the managers considered opinion that the proposed education campus should be located on the site (8.5ha) in the north western portion of the town for the following reasons:-

- a. This proposal allows for the establishment of an education campus comprising three schools on a site in the north western side of town, where enhanced transportation links (vehicular, pedestrian and cyclist) to the majority of existing and future residential areas, which will enable more efficient traffic flows and greater accessibility for most residents.
- b. Given the current population levels and future growth in Carrigaline, there is a requirement (which has been identified by the Department of Education & Skills) for additional primary, post primary and specialist schools to be located in the town.
- c. The Draft Local Area Plan has addressed concerns in relation to the perceived imbalance of school provision on the southern side of the town by providing land for the development of a primary school at R-06. Discussion on this site for the provision of a primary school are at an advanced stage
- d. Concerns regarding the possible increase in cross town school journeys that may accompany this proposal are at least partially offset by combining a travel to school journey with a travel to work journey to the north of Carrigaline.
- e. The “sequential test” of other sites in Carrigaline has shown that there is no other suitable site available for this type of education facility in the town.
- f. Although there are site constraints (archaeology) on the proposed site, these can be overcome through an archaeological assessment and suitable design incorporating any in situ archaeology. Also, an opportunity exists to improve the access road from the proposed campus to the Ballinrea cross, thereby improving access to and from the schools.

Manager’s Recommendation: Exclude CE 03.01.04(a) and include CE 03.01.04(b) and associated map on page 76 of this document with modifications about the archaeology.

2.2 Land surrounding Cork International Airport: Amendment Reference CE 03.02.13

2.2.1. The site (approximately 17.0 hectares) is located adjacent to the R600 Cork/Kinsale regional road and is situated to the south of the existing airport boundary in the townland of Ballygarvan, The current 2005 Carrigaline Local Area Plan has the site designated as Metropolitan A2 Greenbelt.

2.2.2. Although there was a submission requesting zoning of this land for business use (logistical and warehousing), during the preparation of the Airport SLAP in February 2010, the Council members approved the Airport SLAP without this zoning because there was sufficient land within the operational boundary of the Airport to adequately cater for the logistic, warehousing and distribution requirements of the Airport into the future. The Draft Local Area Plan, in November 2010 did not include this zoning request for the same reason and the site was designated as part of the Metropolitan A2 Greenbelt.

2.1.7. The Manager's Report on submissions received to the draft Local Area Plan in February 2011 raised a number of issues about the request for additional business uses on land surrounding Cork Airport. Specifically, a request was made for land to be zoned for airport related logistics and business uses to the south-east of the existing runway. The Manager's Report argued that there was no need for additional logistical and business uses on land surrounding the airport because the Dublin Airport Authority (DAA) and the Airport SLAP had said that all the future logistics and business uses for the airport could be provided on land within the existing airport development boundary and the proposed Special Policy Area (X-04). It was therefore recommended that this land be excluded from the amendments.

2.1.8. At the Council meeting on 30th March 2011, members voted that this land should be included in the proposed Amendments for public consultation and that the land was to be zoned as follows:-

- a. I-01 – Logistic, warehousing and distribution uses which require an airport location. Any proposals for this site will include a traffic impact assessment and mobility management plan. Development proposals will include comprehensive provision for a safe and satisfactory access to the site.

2.1.9. After the public consultation period in April, 3 submissions were received from freight companies and others indicating that they would support the amendment to include lands to be zoned for airport related logistical and business use on surrounding land near the airport. An additional submission highlighted a number of responses to the issues raised by the SEA Screening report on the amendments. However, the City Council have indicated in their submission that the site is too remote from the existing urban area and logistical uses (distribution and warehousing) are more suited to the Tramore Valley.

2.1.10. The EPA note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

2.1.11. Having considered all matters raised in the foregoing, it is recommended that the land zoned I-01 in the proposed amendments be excluded from the final plan because of the following:-

- a. The logistical requirements of the airport can be adequately served within the operational land of the airport development boundary.
- b. In line with CASP requirements for the airport, sufficient land has been provided for proposed business uses at the X-04 site and there are other more suitable locations in the Tramore Valley for these alternative uses. The proposed site does not have direct access to the airport and is located on a busy regional road R600.
- c. The EPA and the SEA screening statement recommend the exclusion of this amendment.

Manager's recommendation: EXCLUDE AMENDMENT CE 03.02.13 and associated map on page 81 of this document

2.3 Additional Residential Land on Waterfall Road: Amendment Reference CE 03.02.14:

2.2.1. The site (approximately 9.1 hectares) is located adjacent to the Waterfall road in the townland of Ardarostig, and is situated to the West of the Bandon road and to the south of the N22. Under the current 2005 Carrigaline Local Area Plan the site is zoned as Metropolitan A1 Greenbelt.

2.2.2. Although a pre-draft submission was received requesting the zoning of this land for residential purposes, the Draft Local Area Plan in November 2010, did not include the zoning for the reason that the proposal would generate traffic and other infrastructure issues on land that was close to an existing business use that had a Seveso designation. As a result, the site remained part of the Metropolitan A1 Greenbelt.

2.1.12. The Manager's Report on submissions received on the draft Local Area Plan noted that there were several requests for additional residential land in the South Environs. Specifically, this proposal was for elevated land that is located along the Waterfall Road in close proximity to the proposed Bandon Road roundabout flyover. The submission argues that the land, comprising 9ha (approx), is suitable for low density housing and would be a natural infilling for surrounding existing built up areas.

2.1.13. The Manager's Report did not support this zoning of additional land because there would be traffic problems created and that there would be servicing issues in connecting to the wastewater system. In addition, the Manager felt that the nearby industrial/warehousing uses would be incompatible to the proposed residential use. The population targets for the South Environs as read with the amount of zoned land indicate that there is sufficient land zoned for future residential development and that therefore, there was no need for this additional land to be zoned.

2.1.14. Notwithstanding the Manager's opinion and recommendation, at the Council meeting on 30th March 2011, the members decided that this land should be included in the amendments to go out for public consultation as follows:-

a. **R-10 "Low density residential development which. Development will be restricted to the low-lying northern portion of the site and will include appropriate improvements to the local road network. Development will be serviced by a single estate road access and there will be no access from individual properties on to the local road. The southern portion of the site should be landscaped and developed as a usable public or private open space.**

2.1.15. Following the public consultation period, 2 submissions were received supporting the proposed amendment to include land for residential development on the periphery of the South Environs. In addition, the submission highlighted a number of responses to the issues raised by the SEA Screening report on the amendments.

2.1.16. The EPA note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

2.1.17. In conclusion, according to the population targets for the area, adequate land has already been zoned for residential development in the draft local area plan. Therefore there is no need for additional land to be zoned. In addition, there are a number of planning and environmental concerns about this proposal:-

- a. There are sufficient lands zoned for residential uses in the Cork City – South Environs.
- b. Traffic issues – There are traffic safety issues with this site and the capacity of the existing road network to take additional traffic is limited
- c. Compatibility Issues - the presence of the industrial/warehousing uses in close proximity to the site renders the land incompatible.
- d. The EPA and the SEA screening statement recommend the exclusion of this amendment.

Manager's recommendation: EXCLUDE AMENDMENT CE 03.02.14 and associated map on page 82 of this document

Appendix A: List of Submissions

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Submissions from Government Departments				
N/A	CEEALAP11/1437	National Roads Authority	This submission makes a number of points that are not directly relevant to the proposed amendment and are therefore outside the scope of this report	Not Relevant
CE 03.02.13 CE03.02.14	CEEALAP11/1438	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: CE 03.02.13 and CE03.02.14	See Section 2 for a detailed response to the matters raised in the following submissions: CE 03.02.13 and CE03.02.14
N/A	CEEALAP11/1427	Dept. of Arts, Heritage & the Gaeltacht	This Submission makes a number of points that are not directly relevant to the proposed amendment and are therefore outside the scope of this report	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
CE 01.01.05	CEEALAP11/1475	Office of Public Works	With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for	This submission is noted and a number of minor modifications are recommended as detailed in Appendix B.

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

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			accurately using best-practice methodologies and techniques.	
Carrigaline				
CE 03.01.15	CEEALAP11/1384	Piton Properties Ltd.	This submission proposes that the development of T-02 should not be directly tied to the delivery of the western relief road. There are other issues raised in this submission which are not relevant to the proposed amendment published and are therefore outside the scope of this report.	The issues raised in this submission are noted but are not supported because the construction of the western relief road must be tied to the delivery of the T-02 site
CE 03.01.01	CEEALAP11/1388	Astra Construction Services Ltd.	This submission expresses dissatisfaction with the front loading of all community uses into the first phase of development of X-01, Carrigaline. However, these issues are not relevant to the proposed amendment published and are therefore outside the scope of this report.	Not Relevant
CE 03.01.04	CEEALAP11/1394	County Cork Vocational Education Committee	The submission supports this proposed amendment. The Submission states that the VEC was mandated by the Dept. of Education and Skills to procure a site to accommodate an education campus consisting of a new Post Primary school, a Gaelscoil and a Sonas Special Needs School. The submission is accompanied by (a) a site selection process report, and (b) a traffic report.	See Section 2 for a detailed response to the matters raised in this submission.

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
CE 03.01.04	CEEALAP11/1399	Gaelscoil Charraig Ui Leighin	The submission supports this proposed amendment for an education campus at lands at Ardnacloghy, Carrigaline.	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.01.04	CEEALAP11/1400	Department of Education & skills	This submission notes the content of the proposed amendment CE 03.01.04 for an education campus at lands at Ardnacloghy, Carrigaline.	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.01.03	CEEALAP11/1328	Tesco Ireland	This submission seeks clarification in relation to the proposed amendment. The submission objects to any reduction in the area of Zoned lands at T-01 and T-02 in Carrigaline.	There is no reduction in the net area of T-01 and T-02
CE 03.01.02	CEEALAP11/1324	Collins, David – Supervalu Carrigaline	This submission is concerned that revised text for U-03 adversely effects the operation of the existing surface car park and shopping centre.	The alignment of U-03 which is shown on the zoning map for Carrigaline is indicative only and the actual alignment will only be agreed as part of the overall Action Area Plan for T-02.
CE03.01.16	CEEALAP11/1333	Estuary Office Park Developments Ltd.	The submission supports this proposed amendment. There are other issues raised in this submission which are not relevant to the proposed amendment published and are therefore outside the scope of this report.	The issues raised in this submission are noted. See Appendix B for a minor modification to proposed amendment CE 03.01.06.
CE 03.01.04	CEEALAP11/1364	Silke, Kevin P.	This submission argues that the current proposed zoning C-01 in Carrigaline for an education campus is inappropriate as the site is too small and is not fit for purpose.	See Section 2 for a detailed response to the matters raised in this submission.

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			The submission states that there are alternative sites available in Carrigaline which are more suitable for an education campus.	
Cork City –South Environs				
CE 03.02.13	CEEALAP11/1366	ASECO Ireland Limited	The submission supports this proposed amendment. The submitter states that this site is a suitable location for a depot for their air freight business.	See Section 2 for a detailed response to the matters raised in this submission.
CF 03.02.02	CEEALAP11/1368	O'Brien & O'Flynn	This submission requests that a definite timeframe for the Tramore Valley Integrated Area Plan be identified. However, it also states that if this is not possible than a change to the text of the draft Carrigaline LAP should be included. This textual change will facilitate development proposals in advance of the completion / adoption of the IAP for Tramore Valley.	It is considered that the proposed amendment adequately deals with the issues raised in this submission.
CE 03.02.14	CEEALAP11/1378	Casey, John	The submission supports this proposed amendment. The submission responds to the issues and concerns raised by the SEA of the proposed material amendment to the Draft Carrigaline LAP.	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.02.13	CEEALAP11/1381	Clona Dairy Products Society Ltd.	The submission supports this proposed amendment. The submitter states that this site is a suitable location for a distribution depot for their Agri food	See Section 2 for a detailed response to the matters raised in this submission.

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			business.	
CE 03.02.03	CEEALAP11/1382	Douglas Developments Ltd	This submission expresses concerns in relation to the timeframe and the potential restrictions on development which maybe imposed until the Douglas LUTS is finalised. It asks that the County Council delete this proposed amendment and revert back to the wording that was proposed in the Managers Report to Members dated February 2011.	The Managers Report to the Members, February 2011 was not a public document and therefore this proposal is beyond the scope of powers available to the Council at this stage of the Plan.
CE 03.02.13	CEEALAP11/1385	National Seaways Freight Limited	The submission supports this proposed amendment. The submitter states that this site is a suitable location for a business depot for their freight business.	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.02.13	CEEALAP11/1391	Murphy McCarthy Consulting Engineers Ltd.	The submission supports this proposed amendment. The submission responds to the issues and concerns raised by the SEA of the proposed material amendment to the Draft Carrigaline LAP.	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.02.01	CEEALAP11/1383(a)	Cork City Council	This submission raises a number of detailed issues relating to the inclusion of the Science Park in the statutory process, rapid transit corridors and the Tramore Valley. These issues are not directly relevant to the proposed amendment and are therefore	Not Relevant

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			outside the scope of this report	
CE 03.02.04	CEEALAP11/1383(b)	Cork City Council	This submission requests that the words "corporate office and uses that are complementary to those in the existing business park" are deleted from the proposed objective X-04 – Cork Airport.	The issues raised in this submission are noted.
CE 03.02.13	CEEALAP11/1383(c)	Cork City Council	This submission raises concerns in relation to this proposed amendment. (I-01)) The submission states that the I-01 site is too remote from existing urban areas and the proposed uses (logistics, distribution and warehousing) are more suited to the Tramore Valley	See Section 2 for a detailed response to the matters raised in this submission.
CE 03.03.03	CEEALAP11/1397	Resource Property Investment Fund (RPIF) Plc	This submission requests the retention of the current town centre zoning for the existing Topaz Service Station in the centre of Douglas Village. The submission welcomes the preparation of a LUTS for Douglas but it stress that the preparation of this LUTS should not delay or hinder existing development opportunities.	This proposal is beyond the scope of powers available to the Council at this stage of the Plan.
CE 03.02.01	CE EA LAP 11/1295	O'Shea, Pat & Tim	The submission supports this proposed amendment in relation to X-01 the Cork Science, Innovation and Technology Park.	The issues raised in this submission are noted
CE 03.02.01.	CEEALAP11/1429	McCarthy, M&T	This submission broadly welcomes this proposed amendment. The submission does, however, raise a	The submission refers in part to the amendments but the consideration of the detail of the

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			number of concerns with phasing, infrastructure provision, development contributions, public transport and land use issues. Some of the issues raised, it should be noted, are outside of the scope of the current process as they refer to issues that are not the subject of an amendment.	submission is for the CSITP masterplan process.
CE 03.02.01.	CEEALAP11/1430	O'Flynn Construction	This submission broadly welcomes this proposed amendment. It considers that phasing proposals for the Science park would be best addressed within the context of the masterplan. The submitter has no objection in principle to the early phasing of any particular development area in the Science park. It should be noted that some of the issues raised are outside of the scope of the current process as they refer to issues that are not the subject of an amendment.	The submission refers in part to the amendments but the consideration of the detail of the submission is for the CSITP masterplan process.
CE 03.02.04	CEEALAP11/1323	Dublin Airport Authority PLC	This submission supports this proposed amendment in relation to X-04 Cork Airport.	The issues raised in this submission are noted.
Passage west				
CE 03.03.05	CEEALAP11/1370	Dwyer Family	The submission requests that this proposed amendment in Passage West be amended to accommodate a	This proposal is beyond the scope of powers available to the Council at this stage of the Plan.

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			further two dwellings thereby increasing density.	
Ringaskiddy				
CE 03.04.05	CEEALAP11/1373	University College Cork	The submission requests that this proposed amendment be further amended. It is requested that the text of C-01 , Ringaskiddy be revised to refer to 'maritime and energy' rather than 'marine' related projects and that the range of uses allowed include not just office-based research but also the manufacturing and storage associated with prototype development and testing. There are other issues raised in this submission which are not relevant to the proposed amendment published and are therefore outside the scope of this report	The issues raised in this submission are adequately dealt with by both the existing specific objective C-01 and the various preferred uses which are identified in the body of the text of the Draft LAP.
CE 03.04.06 CE 03.04.07 CE 03.04.08 CE 03.04.22 CE 03.04.23	CEEALAP11/1377	Port of Cork Company	This submission supports the proposed amendments to the Carrigaline and Middleton Draft Local Area Plans. These amendments in conjunction with the other objectives of the Local Area Plan and the policies and objectives of the Regional Planning Guidelines and the 2009 County Development Plan, will provide the clear policy framework which the Port requires to support a strategic Infrastructure	The issues raised in this submission are noted.

Proposed Amendment Reference No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			Application to An Bord Pleanála. The submitter asks the County council to approve the amendments as proposed.	
CE 03.04.23	CEEALAP11/1407	Cork Chamber	The submission supports this proposed amendment which relates to the proposed relocation of the Port of Cork to Ringaskiddy. The submission does, however, express disappointment in the failure of the proposed amended LAP to provide a clear timeframe for the completion of the Lower Harbour Sewerage Scheme.	The issues raised in this submission are noted
Crosshaven & Bays				
CE 03.05.01	CEEALAP11/1403	Royal Cork Yacht Club	The submission welcomes the specific objective of this proposed amendment; however, the submitter requests that the zoning boundary be increased in size.	This proposal is beyond the scope of powers available to the Council at this stage of the Plan.

Appendix B: List of Amendments Recommended by the Manager

Change No.	Proposed Change	Page No.	Submission Recd	Comments
	Section One: Introduction			
CE 01.01.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p>“Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to</p>	P9	N/A	No change is recommended.

	<p>the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
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>Note: This change refers to the text of the Draft Plan.</p>	P9	N/A	No change is recommended.

<p>CE 01.01.03</p>	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p>Note: This change refers to the text of the Draft Plan.</p>	<p>P11</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 01.01.04</p>	<p>Replace paragraph 1.7.10 with the following:</p> <p>1.7.10 In the course of preparing this plan, all land under active consideration for ‘zoning’ for future development (including ‘zonings’ inherited from previous plans) that now conflict with the level of flood risk have been subjected to the ‘Justification Test for development plans’ set out in section 4 of the ministerial guidelines and, generally, ‘zonings’ that do not satisfy the requirements of the test have been omitted or ‘re-zoned’ to flood compatible uses in this plan. Sometimes, where the flood risk zone affects only a small part of a site, the zoning has been maintained but the objective for the site modified so that, after a detailed site specific study, built development can avoid the areas at risk.</p>	<p>P11</p>	<p>N/A</p>	<p>No change is recommended.</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 land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the ‘Indicative Flood Extent Maps’, in this plan the zoning has generally been retained (either as a ‘zoning’ or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p>Note: This change refers to the text of the Draft Plan.</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>	P11	CEEALAP11/1475	No change is recommended.

<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, where applicable 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 who should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p>			
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	<ul style="list-style-type: none"> ○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. ○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/ <u>Local knowledge of flooding in the area</u>). ○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAMS or other detailed study they can be relied on to a greater extent than if they are from other sources. ○ Site cross sections or spot levels, including the river and surrounding lands. ○ Description of the site and surrounding area, including ground conditions, levels and land use. ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> ○ further study; ○ revision of proposals to avoid area shown at risk of flooding; or ○ continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <u>and has been shown to be not at flood risk</u>). <p>Note: This change refers to the text of the Draft Plan.</p>			
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CE 01.01.06	<p>Add the word “detailed” before site-specific in paragraph 1.7.13</p> <p>Note: This change refers to the text of the Draft Plan.</p>	P11	N/A	No change is recommended.
CE 01.01.07	<p>Replace Objective FD 1-4 with the following</p> <p>“Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan”</p> <p>Note: This change refers to the text of the Draft Plan.</p>	P12	N/A	No change is recommended.
Section Two: Local Area Strategy				
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 its role as a traditional port, the harbour has an extensive maritime and military history which is the basis for a strong tourism product e.g. Spike Island, 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</p>	P16	N/A	No change is recommended.

	<p>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 & 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>Note: This change refers to the text of the Draft Plan.</p>			
<p>CE 02.02.02</p>	<p>Amendment to the specific objective LAS -1. The new objective shall read as follows:</p> <p>LAS-1: In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure 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 habitats or species. This must be provided and be operational in advance of the commencement of any discharges from the all residential from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally</p>	<p>P17</p>	<p>N/A</p>	<p>No change is recommended.</p>

	<p>required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependent habitats or species.</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
CE 02.02.03	<p>Amendment to the specific objective LAS -2. The new objective shall read as follows:</p> <p>LAS-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 to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	P18	N/A	No change is recommended.
CE 02.02.04	<p>Include new environmental objective LAS-3. The new objective shall read as follows:</p> <p>LAS -3: It is an objective to provide protection to all proposed and designated natural heritage sites and protected 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>Note: This change refers to the text of the Draft Plan.</p>	P18	N/A	No change is recommended.
CE 02.02.05	<p>Include new environmental objective LAS2-4. The new objective shall read as follows:</p> <p>LAS -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</p>	P18	N/A	No change is recommended.

	<p>this planning area in accordance with env1-9, 1-10, 1-11 and 1-12 of the County Development Plan , 2009.</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
	Section Three: Settlements and Other Locations			
	Carrigaline			
CE 03.01.01	<p>Amend the wording of the specific objective X-01 in Carrigaline, The 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"> • Phased development of up to between 1,000 to 1,200 residential units to include a good mix of house types to cater for every household size. • 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 developed provided 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- • 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. 	P28	CEEALAP11/1388	The issues raised in this submission are noted and a response is detailed in Appendix A.

	<ul style="list-style-type: none"> • Provision of land for a Primary School to meet the educational requirements of primary school age children living in the area. <p>The Masterplan must include a detailed access strategy for the site to include:</p> <ul style="list-style-type: none"> • Appropriate provision for the realignment of the R611 on the western site frontage in accordance with emerging proposals for the reconstruction of the N28. • Appropriate provision for a new link road (to distributor road standards) between the R611 and the rock Road. • Proposals for the under grounding of existing electricity supply lines which currently transverse the site. • An access and transportation study will also be required taking account of the Carrigaline Area Transport Study (CATS). • 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. <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>Note: This change refers to the text of the draft plan</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 pedestrian street to Main Street provided as part of the development of T-02</p>	P30	CEEALAP11/1324	The issues raised in this submission are noted and a response is detailed in Appendix A.

<p>CE 03.01.05</p>	<p>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:</p> <p>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, a 40 metre tree buffer should be provided on the southern portion of the site. appropriate landscaping will be included on site.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P30</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.01.06</p>	<p>Amended wording for specific zoning objective R-06, Carrigaline to include reference to U-08, pedestrian amenity walk.</p> <p>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. Specific arrangements shall be made for the provision and construction an amenity walk (U-08).</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P29</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.01.07</p>	<p>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.</p> <p>R-04: Medium density residential development. 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.</p> <p><u>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 adjacent SPA.</u> A sea wall will be required along the eastern/ southern</p>	<p>P29</p>	<p>N/A</p>	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>

	<p>boundary of the site.</p> <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. Specific arrangements shall be made for the provision and construction an amenity walk (U-07)</p> <p>Note: This change refers to the text of the draft plan</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>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	P29 Map	N/A	<p>No change is recommended.</p> <p>See Map p 77 of this document</p>
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 Owenabue 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>Note: This change refers to the text of the draft plan</p>	P27	N/A	No change is recommended.
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>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</p>	P30	N/A	No change is recommended.

	<p>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.</p> <p>Note: This change refers to the text of the draft plan</p>			
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>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.</p> <p>Note: This change refers to the text of the draft plan</p>	P30	N/A	No change is recommended.
CE 03.01.12	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Carrigaline</p> <p>Note: This change refers to the zoning map of the draft plan</p>	MAP	N/A	No change is recommended. See Map p 78 of this document
CE 03.01.13	<p>Amend specific objective DB-01 to have regard to the Appropriate Assessment process. The amended objective will read as follows:</p> <p>DB-01: 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 sustainable growth of the town’s population from 12,835 to 14,066 people over the same period.</p> <p>Note: This change refers to the text of the draft plan</p>	P27	N/A	No change is recommended.

<p>CE 03.01.14</p>	<p>Amend specific objective DB-04 to have regard to the Appropriate Assessment process. The amended objective will read as follows:</p> <p>DB-04: In order to secure the sustainable 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>Note: This change refers to the text of the draft plan</p>	<p>P27</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE.03.01.15</p>	<p>Amended wording for specific zoning objective T-02, Cork Carrigaline. The objective will now read as follows;</p> <p>The area shall be subject to an Action Area Plan or Development Brief which shall include comprehensive proposals for a variety of town centre type uses including retail & business services, community uses and some limited residential proposals.</p> <p>The access and development of this site will be dependent on the delivery of the inner western relief road.</p> <p>It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, any future proposals which are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposal.</p> <p>Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/ multi-purpose building and town square.</p> <p>The brief for the site shall be accompanied with proposals for appropriate high quality street furniture and landscaping.</p> <p>The scheme will give priority to pedestrians and cyclists and shall provided</p>	<p>P29</p>	<p>CEEALAP11/1384</p>	<p>The issues raised in this submission are noted and a response is detailed in Appendix A.</p>

	<p>permeability to the rest of the town including to the open space area directly adjacent to the site (O-02).</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>Note: This change refers to the text of the draft plan</p>			
CE.03.01.16	<p>Amend the wording of specific objective B-01 in Carrigaline to allow for the development of a Primary Healthcare Centre. The amended objective will read as follows:</p> <p>B-01: Business development suitable for small to medium sized industrial units and office based industry including a Primary Healthcare Centre. <u>This site may have a role to play in the provision of a Primary Healthcare Centre if the planning authority are satisfied that a town centre or edge of centre location cannot be identified.</u></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>Note: This change refers to the text of the draft plan</p>	P29	CEEALAP11/1333	The text of this amendment reflects a minor modification to resolve potential conflict with paragraph 1.2.19 of the Draft Carrigaline Local Area Plan.
	Cork City –Cork South Environs			
CE 03.02.01	<p>Amend the text relating to the Cork Science Innovation & Technology Park. The new text will read as follows:</p>	P39 -40	CEEALAP11/1295 CEEALAP11/1383	The issues raised in this submission are noted and a response is detailed in

	<p><u>The Cork Science Innovation & Technology Park</u></p> <p>2.4.20 The lands identified as X-01 is the location of the proposed Cork Science Innovation & Technology Park. The site identified is bounded to the north by agricultural lands and ultimately by the Model Farm Road, to the south by the N25 National Primary Road, to the east by Cork Institute of Technology and residential development, and to the west by agricultural lands and the existing Curraheen Park Greyhound Stadium.</p> <p>2.4.21 The predominant current use of the lands is as agricultural, with an existing football facility, playing pitches (UCC) and approx. 7 no. dwelling also on the site.</p> <p>2.4.22 The site is characterised by agricultural land, with hedgerows and scrub. The ridgeline is located approximately midway between the northern and southern boundaries of the site and exceeds 30m Ordnance Datum in height.</p> <p>2.4.23 The lands identified cover a total site area of approximately 100ha and it is envisaged that a number of development areas will be provided, set within a high quality natural environment.</p> <p>2.4.24 Having regard to the scale of the project, each development area identified within the Cork Science Innovation & Technology Park will have distinct infrastructural circumstances and the masterplan called for under zoning X-01 will address the specific infrastructure issues within each development area.</p> <p>2.4.25 Under the Cork County Development Plan 2003, the northern portion of the subject site was zoned as part of Metropolitan Cork Green Belt.</p> <p>2.4.26 Under the Carrigaline Electoral Area Local Area Plan 2005, the southern portion of the subject lands were zoned as follows:</p>		<p>CEEALAP11/1429</p> <p>CEEALAP11/1430</p>	<p>Appendix A.</p>
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	<p>X-01, which identified;</p> <ul style="list-style-type: none"> - area adjoining Curraheen River to the south for Nature Park / Amenity Area and Flood Storage Area use, - southern area for Proposed Industry / Enterprise (Science Park) use, - southwestern area for Proposed residential (Student Village) use, - existing Open Space (Dog Track). <p>2.4.27 The masterplan called for under zoning X-01 will reflect the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan.</p> <p>2.4.28 The above zoning also identified within the X-01 site a proposed C.I.T Access Road, proposed Amenity Walk / Cycle Route, proposed Park Access Road and proposed Access Point.</p> <p>2.4.29 As per the 2003 CDP, under the Cork County Development Plan 2009, the northern portion of the CSITP subject site is identified as Metropolitan Cork Green Belt land.</p> <p>2.4.30 The CSITP as proposed will update and expand into the Metropolitan Cork Green Belt the existing zonings as set out in the Carrigaline Electoral Area Local Area Plan 2005. The proposed rezoning of this strategically important green belt area is considered appropriate only on the basis of the critical role the CSITP shall fulfil in the provision of an innovation led future economic base for the region and nationally. Hence, the unique</p>			
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	<p>nature and function of the CSITP must be enshrined in specific objectives of the expanded zoning.</p> <p>2.4.31 Existing vehicular access to the site is via the N25 from the south. It is intended to develop a road access linking the existing access location with the CIT to the east. This roadway, in conjunction with a transportation management plan, shall allow for access to the CSITP as well as an easing of traffic congestion and parking in Bishopstown - particularly in the vicinity of the CIT.</p> <p>2.4.32 The existing no. 5 & no. 8 public bus routes, in consultation with Bus Eireann, can be extended into the CSITP to allow for a high level of public transport provision to serve the park. Furthermore, in the longer term, it is envisaged that the Bus Rapid Transit (BRT) service shall traverse the site and thus create a high quality rapid transportation link to serve the CSITP.</p> <p>2.4.33 The Lee CFRAM study indicates flooding potential within the site from the Curraheen and Twopot Rivers and a detailed flood risk assessment study is needed.</p> <p>2.4.34 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.</p> <p>2.4.35 The masterplan called for under zoning X-01 for the Cork Science, Innovation and Technology Park will be brought before Council for approval by 10th June 2011.</p> <p>2.4.36 In the interim, while the masterplan for the Science, Innovation</p>			
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	<p>and Technology Park is being prepared, proposals for development within the X-01 boundary should be processed using the 2005 Carrigaline Electoral Area Local Area Plan land use zonings as read with the guidance from section 1.5.26 of the Local Area Plan and other objectives of this plan.</p> <p>The amended Specific objective X-01 will now read as follows:</p> <p><i>X-01: Science, Innovation and Technology Park</i></p> <p>A. To develop a science, innovation and technology park that accord with the highest European standards.</p> <p>B. The development of this site will accord with a Masterplan to be approved by Cork County Council. The Masterplan shall include provision for:</p> <ul style="list-style-type: none"> • High quality park environment, focussed on retention of the natural environment and priority for pedestrians and cyclists • Provision for incubator units, grow-on units and stand-alone units that meet the users evolving needs • Appropriately phased development that reflects the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan. • Admissions policy to the park to ensure its future occupiers are appropriately engaged in science, technology and innovation activities • Proposals to facilitate vehicular, public transport, cyclist and pedestrian access to the site • Proposals for enhanced accessibility to Cork Institute of Technology via Science Park • Access by public bus and future Bus Rapid Transit • Mobility plan for movements to/from the Science Park and within 			
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	<p>the Science Park</p> <ul style="list-style-type: none"> • Appropriate provision for public access to Science Park amenities • Appropriate road access • Sustainable infrastructure provision that reflects the distinct infrastructural circumstances of each development area within the park • Detailed flood risk assessment • Develop linear park / water feature adjoining Curraheen River • Provision of high quality telecommunications • On-site energy generation appropriate to the Science Park’s needs • On-site enterprise, business and leisure support services in accordance with the Science Park’s needs <p>C. Buildings constructed on the site will be primarily used for the following purposes:</p> <ol style="list-style-type: none"> a. Manufacturing, production and service delivery activities that use high-added value technologies or are related to research or higher education institutions b. Research activities that are technologically innovative or involve experimentation c. Postgraduate or other specialised training activities linked to third level institutions d. Where it can be demonstrated that the proposed activity directly supports existing on-site or planned uses under 1.a to 1.d as set out, within the following use categories: <ul style="list-style-type: none"> • Business Support • Conference facilities • Leisure • Restaurants and appropriate shops • Accommodation for park users 			
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	<p>D. The CSITP will provide for appropriate governance structures for tenant selection in accordance with C as set out above.</p> <p>E. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p> <p>Note: This change refers to the text of the draft plan</p>			
<p>CE 03.02.02</p>	<p>Amended wording for specific zoning objective X-02, Cork City -South Environs as a matter of clarification. The objective will now read as follows;</p> <p><i>X-02: Tramore Valley</i></p> <p>Following on from the proposals for this area (indicative boundary only) 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 indicative boundary will be subject to an Integrated Area Plan which will be prepared by the Planning Authority in close conjunction with the relevant stakeholders in the area. This plan will consider the following:</p> <ul style="list-style-type: none"> ● The definition of a specific area plan boundary. ● Detailed land use survey. ● Integrated redevelopment proposals for higher density mixed use housing and employment development. ● Detailed traffic and transportation study ● A co-ordinated and phased approach to the delivery of development. <p>In the interim, while the Integrated Action Plan (IAP) is being prepared,</p>	<p>P40</p>	<p>CEEALAP11/1368 CEEALAP11/1383</p>	<p>The issues raised in these submissions are noted and a response is detailed in Appendix A.</p> <p>No change is recommended.</p>

	<p>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.</p> <p>Note: This change refers to the text of the draft plan</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) & X-03(b)} will be subject to a Land Use and Transportation Study (LUTS) which will consider the following:</p> <p>The LUTS for X-03 will provide the following:</p> <ul style="list-style-type: none"> • Proposals for the protection and enhancement of exiting residential areas and amenity. • Proposals for enhancement of social and cultural facilities including the provision of significant areas for open space and recreation uses. • Proposals for the improvement and development of new and existing public realm areas. • 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, 	P40-41	CEEALAP11/1382 CEEALAP11/1397	The issues raised in these submissions are noted and a response is detailed in Appendix A.

	<p>social and community facilities including recreation.</p> <ul style="list-style-type: none"> • 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. • Detailed parking proposals which will focus upon the quantity and location of new public parking facilities. • Detailed proposals for movement and transportation within and adjoining the study areas including an enhanced public transport system and pedestrian & cyclist priority. <p>While the Douglas LUTS is being prepared any large scale development proposed within the X-03 boundaries that may prejudice the outcome of the Study, should be avoided.</p> <p>Note: This change refers to the text of the draft plan</p>			
<p>CE 03.02.04</p>	<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><i>X-04: Cork Airport</i></p> <p>Office based industry requiring an airport location, internationally traded services, corporate office, and uses that are complementary to those in the existing 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.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P41</p>	<p>CEEALAP11/1382</p>	<p>No change is recommended.</p>

<p>CE 03.02.05</p>	<p>Amended wording for specific zoning objective R-05, Cork City -South Environs. The objective will now read as follows;</p> <p>R-05: Medium density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P42</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.02.06</p>	<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 and cycleway over-bridge to connect to pedestrian walk /cycleway and proposed public park on old land fill site</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P42</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.02.07</p>	<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). 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.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P42</p>	<p>N/A</p>	<p>No change is recommended.</p>

<p>CE 03.02.08</p>	<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> <p>U-05: Maintain existing amenity walk. 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.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P42</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.02.09</p>	<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>Note: This change refers to the zoning map of the draft plan</p>	<p>MAP</p>	<p>N/A</p>	<p>No change is recommended.</p> <p>See Map p 79 of this document</p>
<p>CE 03.02.10</p>	<p>Amend specific objective DB-05 to have regard to the Appropriate Assessment process. The amended objective will read as follows:</p> <p>DB-05: In order to secure the sustainable 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>Note: This change refers to the text of the draft plan</p>	<p>P41</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.02.11</p>	<p>Include additional text in relation to Hop Island in the body of the text for Cork City – South Environs</p> <p>The new additional text will read as follows:</p>	<p>P37</p>	<p>N/A</p>	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report</p>

	<p>New Paragraph 2.3.6.</p> <p>“Consideration will be given to the potential development of some limited housing (retirement village) on the area commonly known as Hop Island. Any development at Hop Island should be low density and will be subject to proper planning and sustainable development considerations <u>and have regard to the adjacent Special Protection Area and to the high tide roost on Hop Island. Proposals in this area may require the production of a Natura Impact Statement.</u>”</p> <p>Note: This change refers to the text of the draft plan.</p>			<p>II on the proposed amendment.</p>
CE 03.02.12	<p>Include a new residential zoning at Lehenaghmore, Cork City – South Environs for low density residential development. The new residential objective will read as follows:</p> <p>R-09 “Low density residential development including provision for public transport. Any proposals for this site will include a detailed traffic impact assessment and will address the need for local road and junction improvements.”</p> <p>Note: This change refers to both the text of the plan and the zoning map for the settlement.</p>	<p>P42 MAP</p>	<p>N/A</p>	<p>No change is recommended.</p> <p>See Map p 80 of this document</p>
CE 03.02.15	<p>Amend the development boundary Cork City – South Environs to include lands at Moneygurney.</p> <p>Note: This change refers to the zoning map of the draft plan</p>	<p>MAP</p>	<p>N/A</p>	<p>No change is recommended.</p> <p>See Map p 83 of this document</p>
	<p>Passage West/Monkstown/Glenbrook</p>			
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>P53</p>	<p>N/A</p>	<p>No change is recommended.</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>Note: This change refers to the text of the draft plan</p>			
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. 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.</p> <p>Note: This change refers to the text of the draft plan</p>	P54	N/A	No change is recommended.
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>Note: This change refers to the zoning map of the draft plan</p>	MAP	N/A	<p>No change is recommended.</p> <p>See Map p 84 of this document</p>
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>DB-04: In order to secure the sustainable 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>	P53	N/A	No change is recommended.

	Note: This change refers to the text of the draft plan			
CE.03.03.05	<p>Include additional text in the Specific objective O-05 in Passage West. The specific objective O-05 will read as follows:</p> <p>O-05 - Open Space that will remain predominantly open in character, especially retaining the existing trees and natural features on site. This area is visually important and makes a significant contribution to the setting of Monkstown. Consideration will be given to the development of two dwellings on the northern side of these lands, close to the public road and in the vicinity of the existing dwelling.</p> <p>Note: This change refers to the text of the draft plan.</p>	P54	CEEALAP11/1370	<p>The issues raised in this submission are noted and a response is detailed in Appendix A.</p> <p>No change is recommended.</p>
	Ringaskiddy			
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 with landscaping provisions to protect the ring fort on site. 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.</p> <p>Note: This change refers to the text of the draft plan</p>	P60	N/A	No change is recommended.
CE03.04.02	(a) Amend the boundary of specific zonings I-01, I-02, O-01 & O-02, Ringaskiddy to allow the landowner (Pfizer) to amalgamate its industrial	MAP & Text	N/A	The modifications to this change are as a result of the mitigation measures

	<p>land holding. There is no net loss to the open space zoning in the area.</p> <p><u>(b) Amend boundary of open space zone (O-01/O-02) to include all of the SPA and the pNHA in this area.</u></p> <p><u>(c) Amend objective relating to I-01 and I-02 to include the following wording.: “This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone are likely to 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.”</u></p> <p>Note: This change refers to the zoning map of the draft plan</p>			<p>recommended in the Natura Impact Report II on the proposed amendment.</p> <p>See Map p 85 of this document</p>
<p>CE 03.04.03</p>	<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. Any future development should reflect the scale and character of the surrounding existing built up residential area.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P60</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.04.04</p>	<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-02: 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. Any future development</p>	<p>P60</p>	<p>N/A</p>	<p>No change is recommended.</p>

	<p>should reflect the scale and character of the surrounding existing built up residential area.</p> <p>Note: This change refers to the text of the draft plan</p>			
CE 03.04.05	<p>Amend the 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>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>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	P61 MAP	CEEALAP11/1373	<p>The issues raised in this submission are noted and a response is detailed in Appendix A.</p> <p>No change is recommended.</p> <p>See Map p 86 of this document</p>
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 as the extent of the reclamation is reduced and the project</p>	P59	CEEALAP11/1377 CEEALAP11/1407	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>

	<p>incorporates a phased approach to the proposed expansion of facilities. Cork County Council will facilitate the relocation of port related facilities which are deemed appropriate for Ringaskiddy <u>subject to the principles of proper planning and sustainable development, and having regard to the adjacent Special Protection Area and overlapping proposed Natural Heritage Area.</u></p> <p>Note: This change refers to the text of the draft plan</p>			
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"> Some supplementary facilities maybe required (at some stage in the future) at Marino Point and at Whitegate. <p>Note: This change refers to the text of the draft plan</p>	P57	CEEALAP11/1377 CEEALAP11/1407	No change is recommended.
CE 03.04.08	<p>Include additional wording in paragraph 4.2.16 as a matter of clarification. 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 site for bulk/general cargo, with Whitegate also an option for bulk liquid cargo.</p> <p>Note: This change refers to the text of the draft plan</p>	P57	CEEALAP11/1377 CEEALAP11/1407	No change is recommended.
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>	MAP	N/A	No change is recommended. See Map p 87 of this document

	Note: This change refers to the zoning map of the draft plan			
CE 03.04.10	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: I-03: Industry with provision for a buffer tree planting, minimum 20 metres wide appropriate landscaping , along the northern western boundary to residential areas. Note: This change refers to the text of the draft plan	P60	N/A	No change is recommended.
CE 03.04.11	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: I-04: Industry, with provision for a minimum 20 metre tree planted buffer zone appropriate landscaping , along the eastern and northern boundary to residential areas. Note: This change refers to the text of the draft plan	P60	N/A	No change is recommended.
CE 03.04.12	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: I-05: Industry, with provision for a minimum 40 metre tree planted buffer zone appropriate landscaping , along the eastern and southern and south western boundaries to residential areas. Note: This change refers to the text of the draft plan	P60	N/A	No change is recommended.
CE 03.04.13	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: I-08: Suitable for large stand alone industry with suitable provision for landscaping and access points and provision for buffer tree planting,	P60	N/A	No change is recommended.

	<p>minimum 20 metres wide appropriate landscape buffering, to all residential areas. 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.</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>Note: This change refers to the text of the draft plan</p>			
<p>CE 03.04.14</p>	<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. A tree planted buffer, minimum 20 metres wide, Appropriate landscaping shall be established provided on the eastern boundary of the site. 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.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P60</p>	<p>N/A</p>	<p>No change is recommended.</p>

<p>CE 03.04.15</p>	<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 a minimum 10 metre open space buffer appropriate landscaping to Eastern boundary with open space (O-06) Buffer tree planting, minimum 20 metres wide to and to the residential areas to the south and western boundaries of site. shall also be provided. 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>Note: This change refers to the text of the draft plan</p>	<p>P60</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.04.16</p>	<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 a minimum 20 metre tree planted buffer zone appropriate landscaping the maintenance of a planted buffer zone along the southern boundary to nature conservation area, the scale of which will be determined at project level. This zone is adjacent to Cork Harbour Special Protection Area. Development proposals in this zone will may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P61</p>	<p>N/A</p>	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>

<p>CE 03.04.17</p>	<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 a minimum 20 metre tree planted buffer zone appropriate landscaping along the eastern, southern and south western boundaries to residential areas. 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>Note: This change refers to the text of the draft plan</p>	<p>P61</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.04.18</p>	<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 a minimum 20 metre tree planted buffer zone appropriate landscaping <u>the maintenance of a planted buffer zone</u> along the southern boundary to nature conservation area. 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.</p> <p>Note: This change refers to the text of the draft plan</p>	<p>P61</p>	<p>N/A</p>	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>
<p>CE 03.04.19</p>	<p>Amend the wording of the I-14 specific objective in Ringaskiddy to reflect</p>	<p>P61</p>	<p>N/A</p>	<p>No change is recommended.</p>

	<p>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. A tree planted buffer, minimum 20 metres wide, shall be established Appropriate landscaping shall be provided on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire 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.</p> <p>Note: This change refers to the text of the draft plan</p>			
CE 03.04.20	<p>Amend the wording of the I-15 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-15: Suitable for large stand alone industry with suitable provision for appropriate landscaping and access points and provision for buffer planting, minimum 15 metre wide, open space buffer to the Martello Tower and its associated pedestrian access. 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>Note: This change refers to the text of the draft plan</p>	P61	N/A	No change is recommended.
CE 03.04.21	Amend the wording of the I-16 specific objective in Ringaskiddy to have	P61	N/A	No change is recommended.

	<p>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. 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>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan..</p> <p>Note: This change refers to the text of the draft plan</p>			
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. 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>Note: This change refers to the text of the draft plan</p>	P61	CEEALAP11/1377 CEEALAP11/1407	No change is recommended.
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</p>	P61 MAP	CEEALAP11/1377 CEEALAP11/1407	The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report

	<p>new objective will read as follows:</p> <p><u>I-18: Port Facilities and Port Related Activities This zone is adjacent to the Cork Harbour Special Protection Area and partially overlaps Monkstown Creek proposed Natural Heritage Area. Development proposals in this zone are likely to 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 complies with procedures set out in Article 6 of the Habitats Directive.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>			<p>II on the proposed amendment.</p> <p>See Map p 88 of this document</p>
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. 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>Note: This change refers to the text of the draft plan</p>	P60	N/A	No change is recommended.
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. 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</p>	P61	N/A	No change is recommended.

	<p>for impacts on these.</p> <p>Note: This change refers to the text of the draft plan</p>			
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. 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>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the draft plan</p>	P61	N/A	No change is recommended.
	Crosshaven & Bays			

<p>CE 03.05.01</p>	<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 sustainable harbour related recreation and tourism opportunities which will allow for improved public access to the water. <u>This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that neither they nor the activities that they may generate will have significant negative impacts either alone or in combination with other projects on the SPA or on species for which the SPA is designated.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	<p>P69 MAP</p>	<p>CEEALAP11/1403</p>	<p>The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p> <p>See Map p 90 of this document</p>
<p>CE 03.05.02</p>	<p>Amend the wording of the DB-01 specific objective in Crosshaven & Bays. Delete <i>section b</i> of DB-01.</p> <p>DB-01 (b): No one proposal for residential development in Crosshaven village shall be larger than 50 housing units.</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>Note: This change refers to the text of the draft plan</p>	<p>P68</p>	<p>N/A</p>	<p>No change is recommended.</p>
<p>CE 03.05.03</p>	<p>Amend the wording of the DB-12 specific objective in Crosshaven & Bays. The new objective will read as follows:</p> <p>DB-12: Consider alternative locations for increased and improved access</p>	<p>P68</p>	<p>N/A</p>	<p>No change is recommended.</p>

	to the water for sustainable harbour related tourism including water related sports and recreation. Note: This change refers to the text of the draft plan			
CE 03.05.04	Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Crosshaven Note: This change refers to the zoning map of the draft plan	MAP	N/A	No change is recommended. See Map p 91 of this document
CE 03.05.05	Amend the wording of the DB-07 specific objective in Crosshaven & Bays. The new objective will read as follows: DB-07: It is an objective to promote the sustainable 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. Note: This change refers to the text of the draft plan	P68	N/A	No change is recommended.
CE 03.05.06	Extension to the development boundary at Duggan’s Cross, Crosshaven and Bays. (see attached map) Note: This change refers to the zoning map for the settlement.	MAP	N/A	No change is recommended. See Map p 92 of this document
CE 03.05.07	Reduction to the development boundary at Duggan’s Cross, Crosshaven and Bays. (see attached map) Note: This change refers to the zoning map for the settlement.	MAP	N/A	No change is recommended. See Map p 93 of this document
	Ballinhassig			

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>DB-01 (b): No one proposal for residential development shall be larger than 20-25 housing units.</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>Note: This change refers to the text of the draft plan</p>	P74	N/A	No change is recommended.
	Ballygarvan			
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 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. Any development proposals for this site will include the preferred route option of a future bypass road for the village. This bypass will be provided in partnership with the County Council and in tandem with development.</p> <p>Note: This change refers to the text of the draft plan</p>	P79	N/A	No change is recommended.
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>	P79	N/A	No change is recommended.

	<p>DB-01 (b): No one proposal for residential development shall be larger than 10 housing units.</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>Note: This change refers to the text of the draft plan</p>			
	Minane Bridge			
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>DB-01 (b): No one proposal for residential development shall be larger than 5 housing units.</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>Note: This change refers to the text of the draft plan</p>	P83-84	N/A	No change is recommended.
CE 03.08.02	<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 /neighbourhood centre type uses including; small scale retail i.e. local shop, service and possibly incorporating housing perhaps above ground floor level. Any future development should reflect the scale and character of the surrounding existing built up residential area.</p> <p>Note: This change refers to the text of the draft plan</p>			

	Waterfall			
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 /-neighbourhood- 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. Any future development should reflect the scale and character of the surrounding existing built up residential area.</p> <p>Note: This change refers to the text of the draft plan</p>	P88	N/A	No change is recommended.
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>DB-01 (b): No one proposal for residential development shall be larger than 8 housing units.</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>Note: This change refers to the text of the draft plan</p>	P87	N/A	No change is recommended.
	Fivemilebridge			
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>DB-01 (b): No one proposal for residential development shall be larger than 5 housing units.</p> <p>And replace with the following:</p>	P87	N/A	No change is recommended.

	<p>DB-01(b): Any one proposal for residential development in Fivemilebridge shall not normally be larger than 5 housing units.</p> <p>Note: This change refers to the text of the draft plan</p>			
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> <p>U-01: Proposed bypass. This proposed bypass will be subject to Habitats Directive Assessment and EIA requirements as appropriate.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	92 MAP	N/A	<p>No change is recommended.</p> <p>See Map p 89 of this document</p>
	Curraghbinny			
CE 03.11.01	<p>Delete the first sentence of paragraph 11.2.8 p95, Curraghbinny.</p> <p>Para 11.2.8 There is potential within Curraghbinny to accommodate a further 5 individual dwellings with extensive road frontage. 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>Note: This change refers to the text of the draft plan</p>	P95	N/A	No change is recommended.
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 & A3 Agriculture) surrounding Curraghbinny and apply the relevant County Development Plan objectives when assessing development proposals. The plan recognises that there is the potential in the settlement to accommodate a further 5 single dwellings. Each Any new dwelling unit shall be served by private individual treatment unit and</p>	P95	N/A	No change is recommended.

	<p>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>Note: This change refers to the text of the draft plan</p>			
	Curraheen			
CE 03.12.01	<p>Delete the first sentence of paragraph 12.2.5 p96, Curraheen</p> <p>Para 12.2.5 There is potential within Curraheen to accommodate a further 10-12 individual dwellings with extensive road frontage. 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>Note: This change refers to the text of the draft plan</p>	P96	N/A	No change is recommended.

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 & A3 Agriculture) surrounding Curraheen and apply the relevant County Development Plan objectives when assessing development proposals. The plan recognises that there is the potential in the settlement to accommodate a further 10-12 single dwellings. Any new 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.</p> <p>Note: This change refers to the text of the draft plan</p>	P96	N/A	No change is recommended.
	Farmers Cross			
	No Change			
	Tracton			
	No Change			

Appendix C: List of Proposed Amendments NOT Recommended by the Manager

Change No.	Proposed Change	Page No.	Submission Recd	Comments
	Section Three: Settlements and Other Locations			
	Carrigaline			
CE 03.01.04	<p>This amendments consist of two parts CE 03.01.04(a) and CE 03.01.04(b)</p> <p>CE 03.01.04(a): Delete the existing C-01 specific zoning and associated objective in Carrigaline.</p> <p>CE 03.01.04(b): Insert specific zoning objective and associated zoning map reflecting a site of suitable size to cater for the development of an Education Campus consisting of three schools. The objective will read as follows;</p> <p>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. <u>The southern side of this zoned area is within the Zone of Archaeological Potential of the three Recorded Monument CO086-054 Ringfort (possible); CO086-05501 & 2 Fulachta fiadha and any development in this area will need to be cognisance of the potential presence of subsurface archaeology and may require an archaeological impact assessment. If archaeology is demonstrated to be present appropriate mitigation (preservation in situ/buffer zones) will be required.</u> – 8.5 Hectares.</p> <p>Note: These changes refer to both the text of the plan and to the zoning</p>	<p>P30</p> <p>MAP</p>	<p>CEEALAP11/1364</p> <p>CEEALAP11/1394</p> <p>CEEALAP11/1399</p> <p>CEEALAP11/1400</p>	<p>This is a supplementary amendment to CE 03.01.04(b) arising from the Archaeological Assessment of the proposed amendments.</p> <p>This proposed change comes in two parts the managers recommendation is to reject Part CE 03.01.04(a) and accept CE 03.01.04(b) for reasons outline in detail in section2 above</p> <p>See Map p 76 of this document</p>

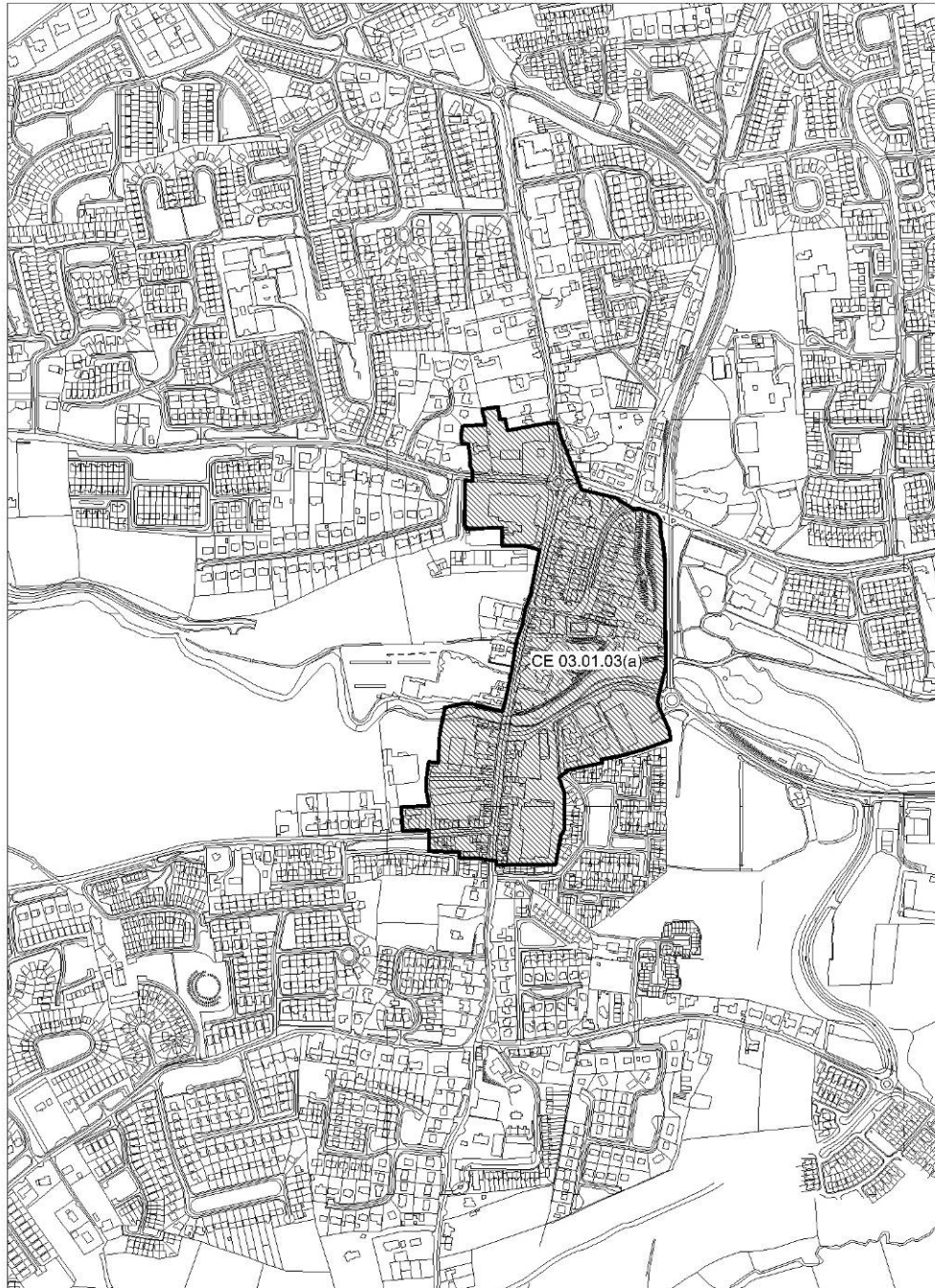
	map for the settlement.			
	Cork City –Cork South Environs			
CE 03.02.13	<p>Include a new industrial zoning at lands adjacent to the airport, Cork City South Environs. The new industrial objective will read as follows:</p> <p>I-01- Logistic, warehousing and distribution uses which require an airport location. Any proposals for this site will include a traffic impact assessment and mobility management plan. Development proposals will include comprehensive provision for a safe and satisfactory access to the site.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	<p>P41 MAP</p>	<p>CEEALAP11/1366 CEEALAP11/1381 CEEALAP11/1383 CEEALAP11/1385 CEEALAP11/1391</p>	<p>The issues raised in this submission are noted and a response is detailed in Section 2 above</p> <p>See Map p 81 of this document</p>
CE 03.02.14	<p>Include a new residential zoning at Waterfall Road, Cork City – South Environs for low density residential development. The new residential objective will read as follows:</p> <p>R-10 “Low density residential development which. Development will be restricted to the low-lying northern portion of the site and will include appropriate improvements to the local road network. Development will be serviced by a single estate road access and there will be no access from individual properties on to the local road. The southern portion of the site should be landscaped and developed as a usable public or private open space.</p> <p>Note: This change refers to both the text of the plan and the zoning map for the settlement.</p>	<p>P42 MAP</p>		<p>The issues raised in this submission are noted and a response is detailed in Section 2 above</p> <p>See Map p 82 of this document</p>

Appendix D: Maps

Proposed Map Changes for Carrigaline Electoral Area

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

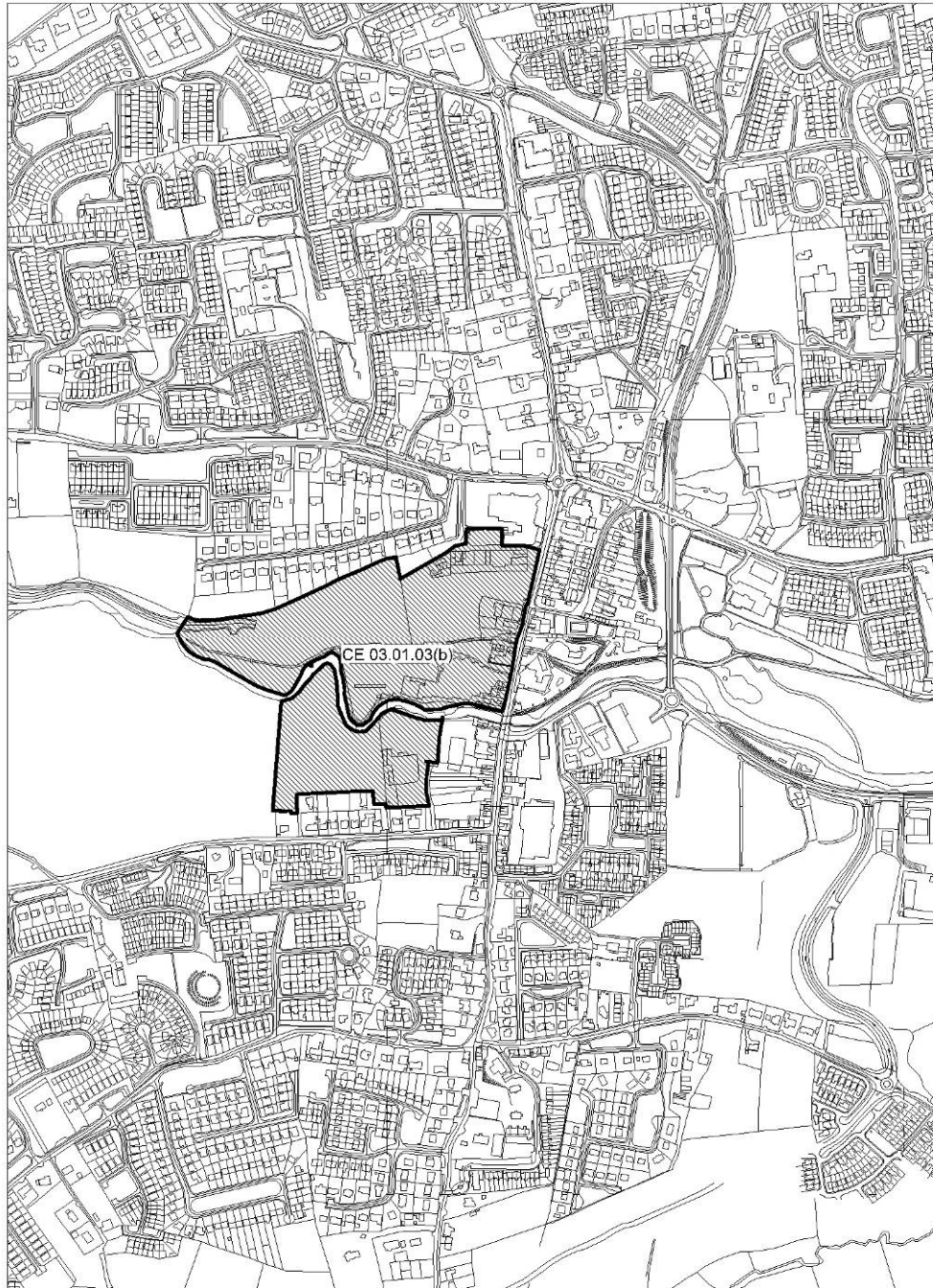
Carrigaline



| Amendment Ref.CE.03.01.03a

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

Carrigaline



I Amendment Ref.CE.03.01.03b

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

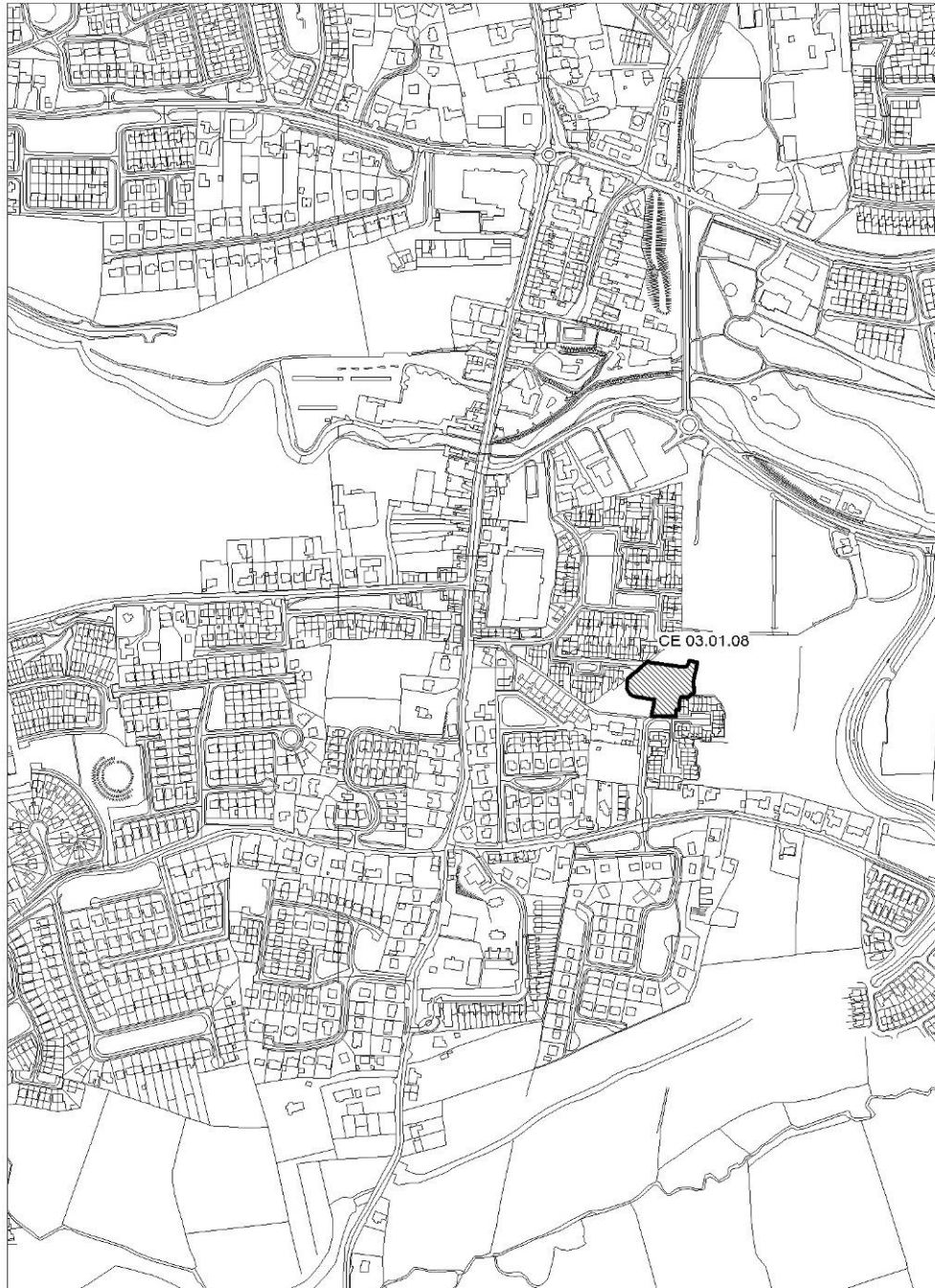
Carrigaline



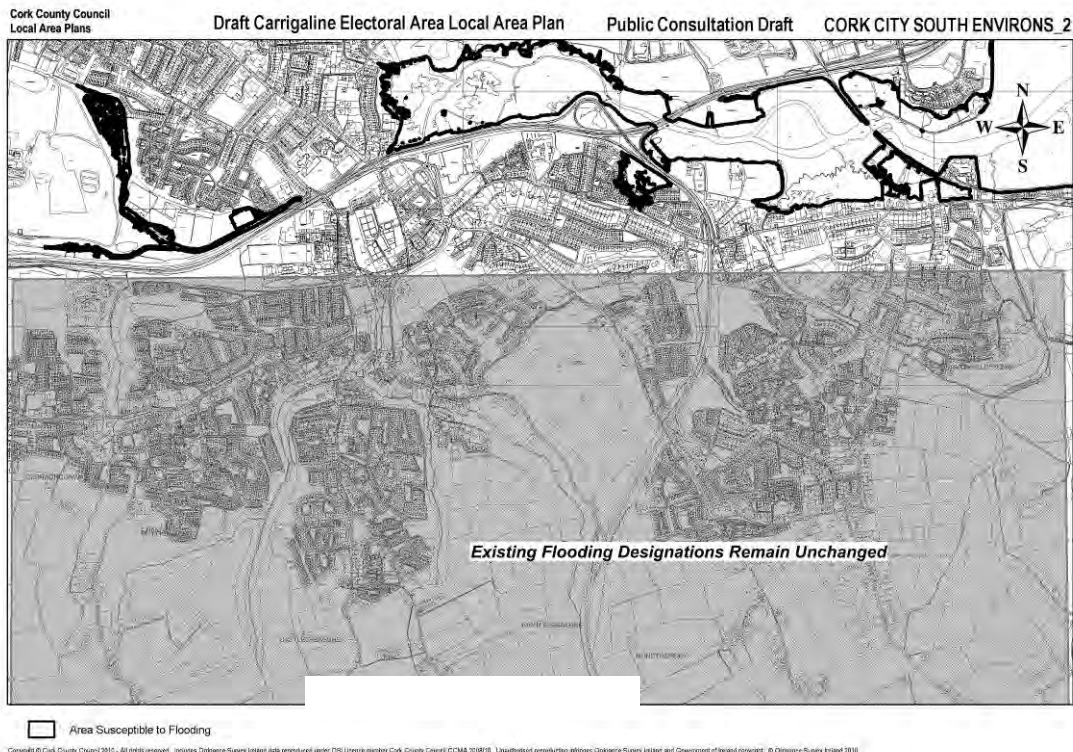
Amendment Ref:CE.03.01.04b

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

Carrigaline



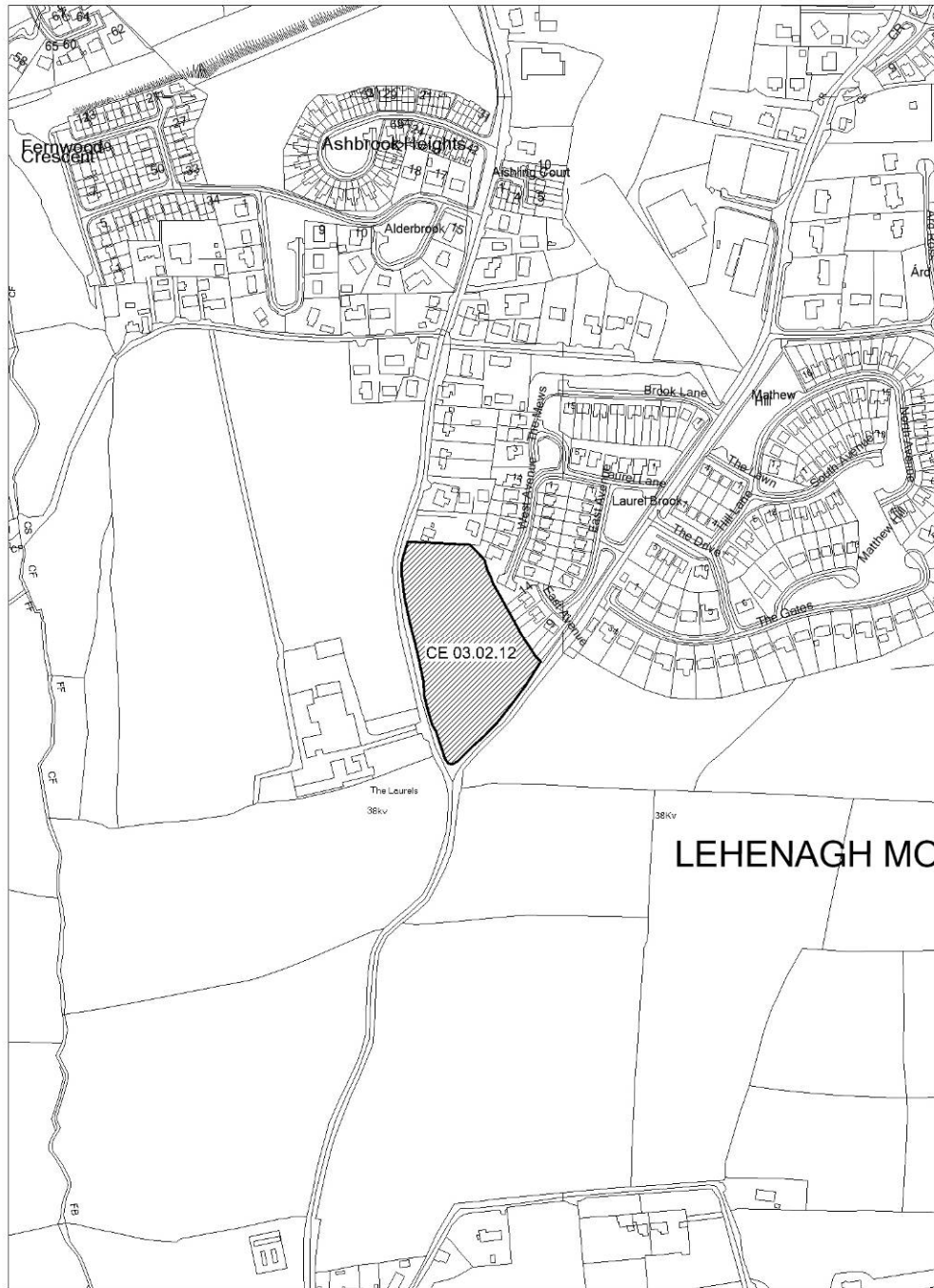
Amendment Ref:CE.03.01.08



Amendment Ref: CE 03.02.09

**Carrigaline Electoral Area Local Area Plan
Proposed Addendum**

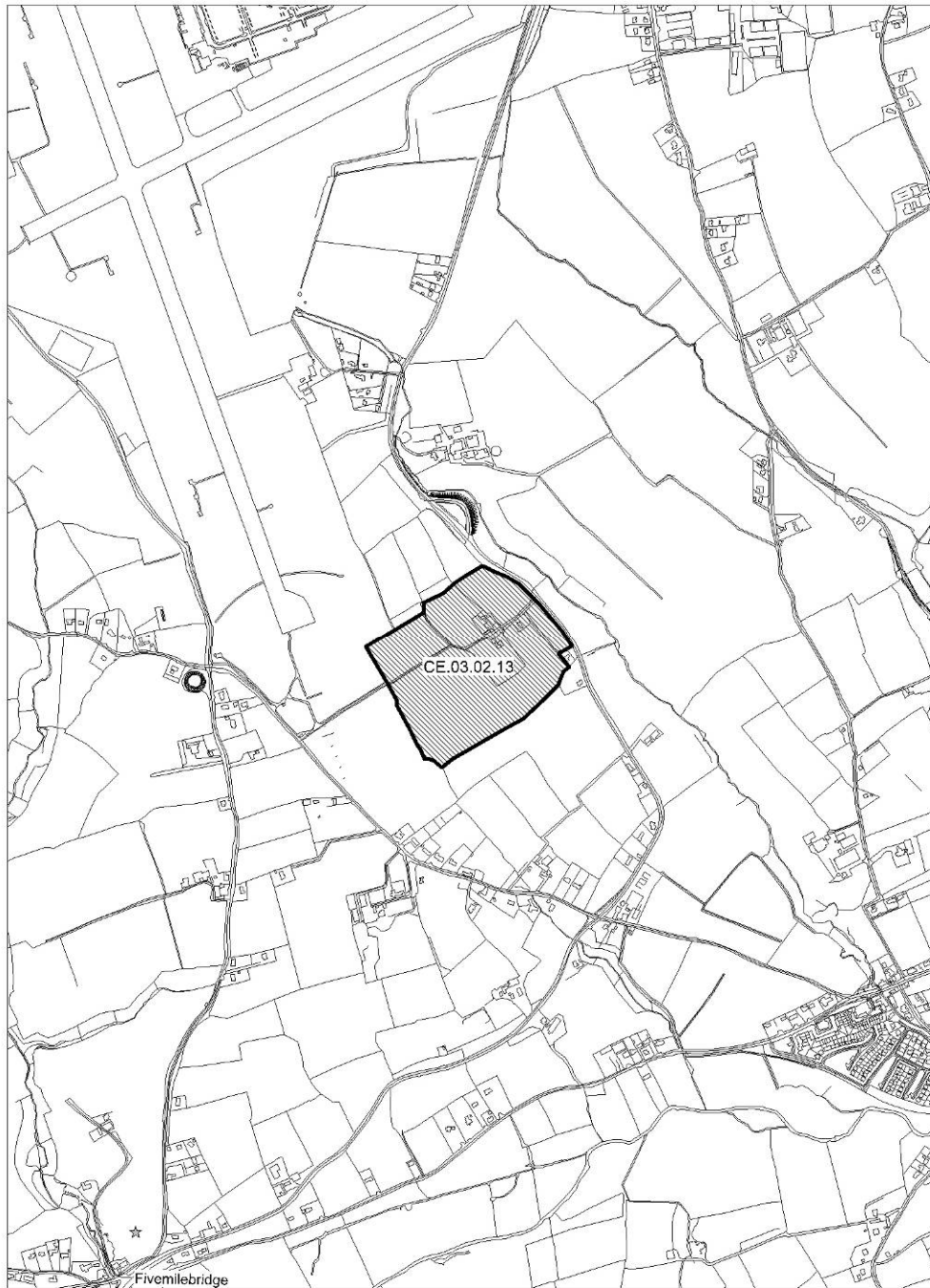
Cork City - South Environs



Amendment Ref.CE 03.02.12

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

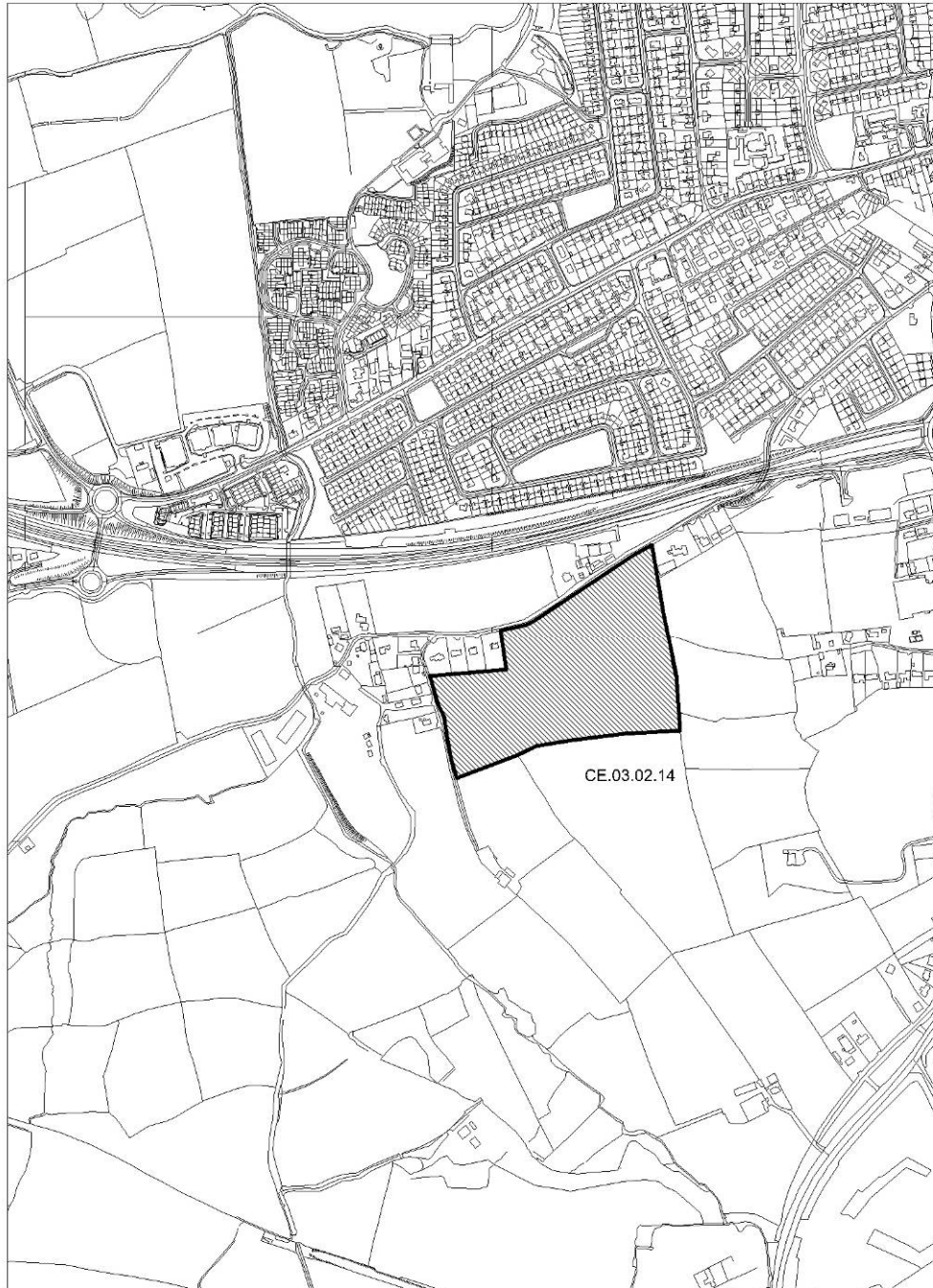
**Cork City
South Environs**



Amendment Ref:CE.03.02.13

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

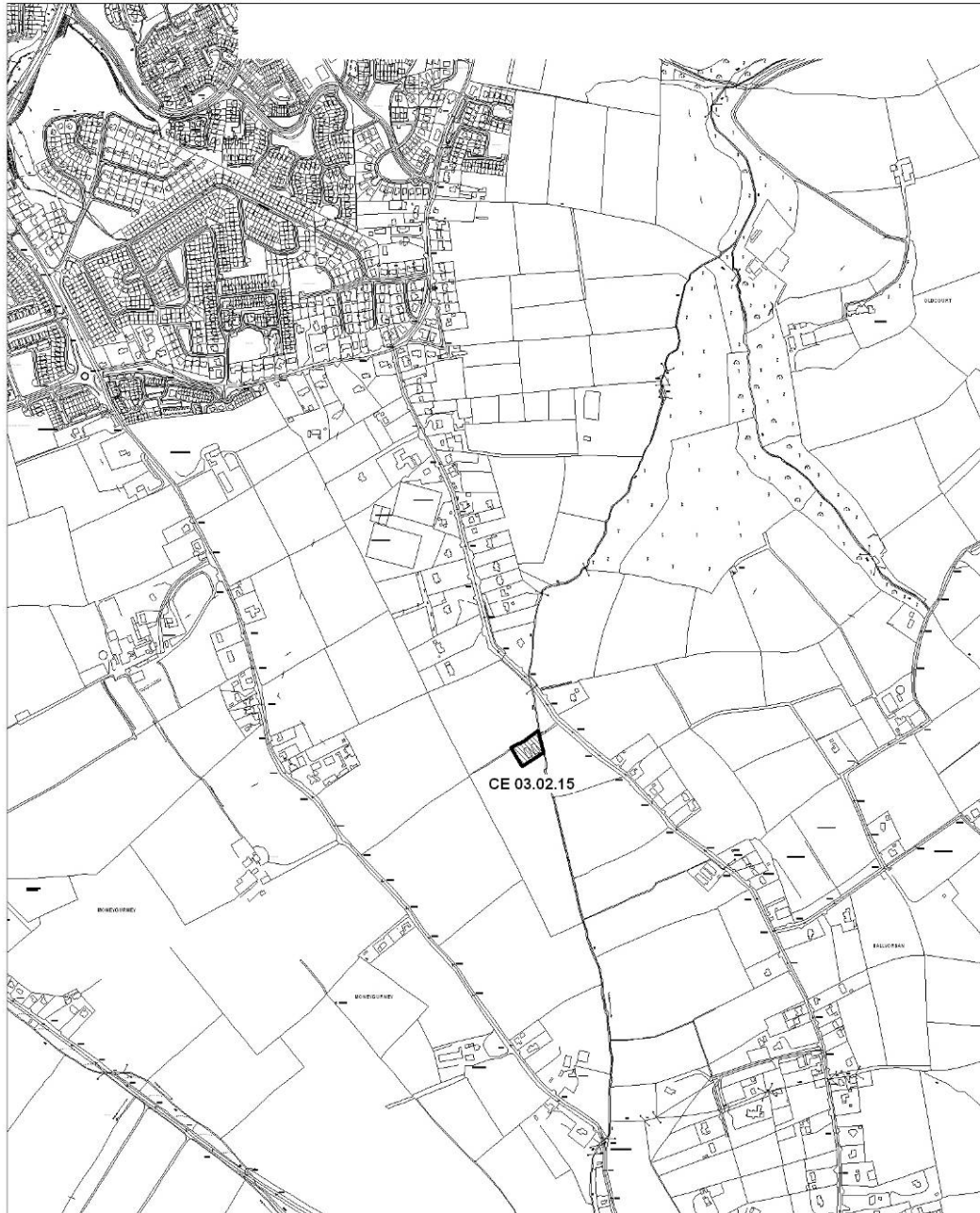
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South Environs**



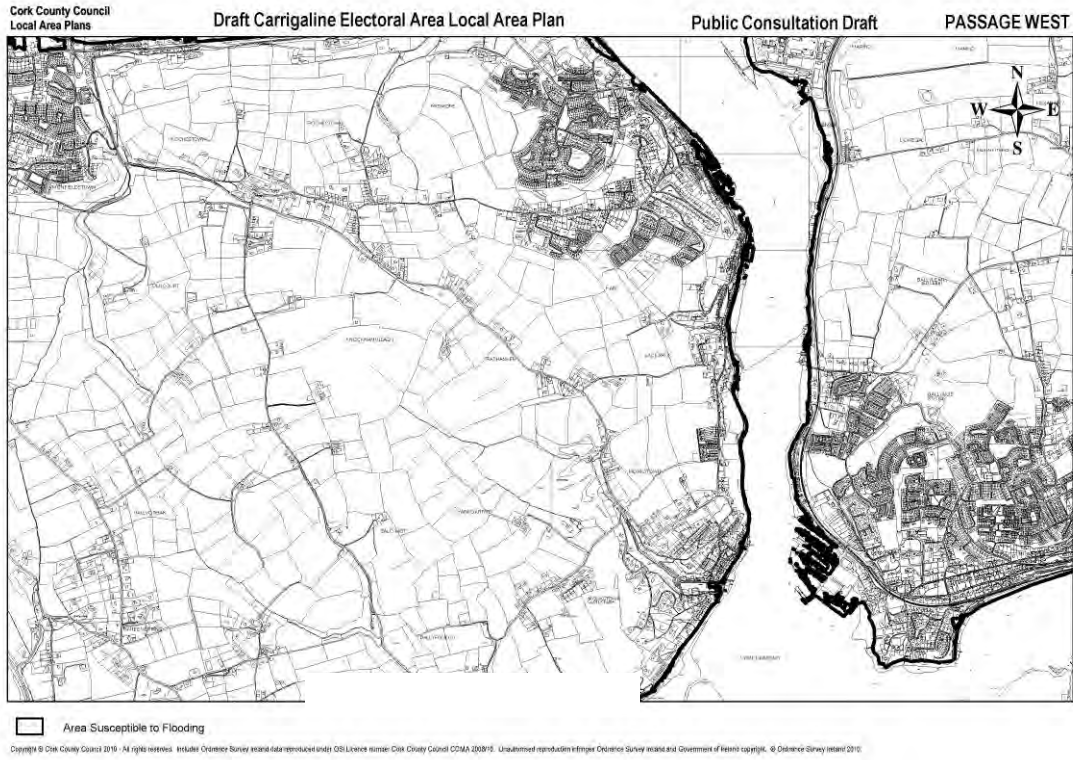
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Carrigaline Electoral Area Local Area Plan
Public Consultation Draft

Cork City
South Environs



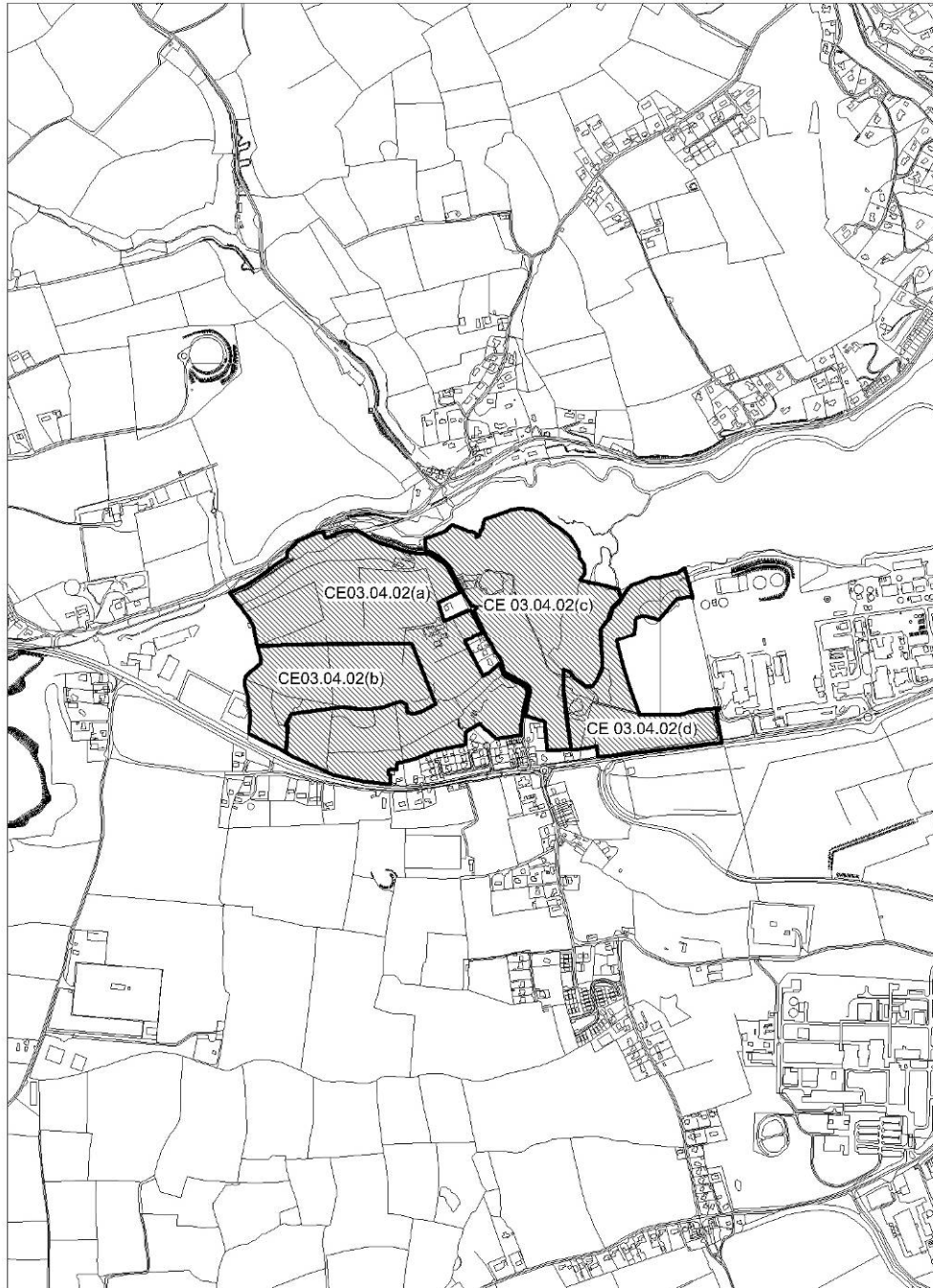
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**Carrigaline Electoral Area Local Area Plan
Public Consultation Draft**

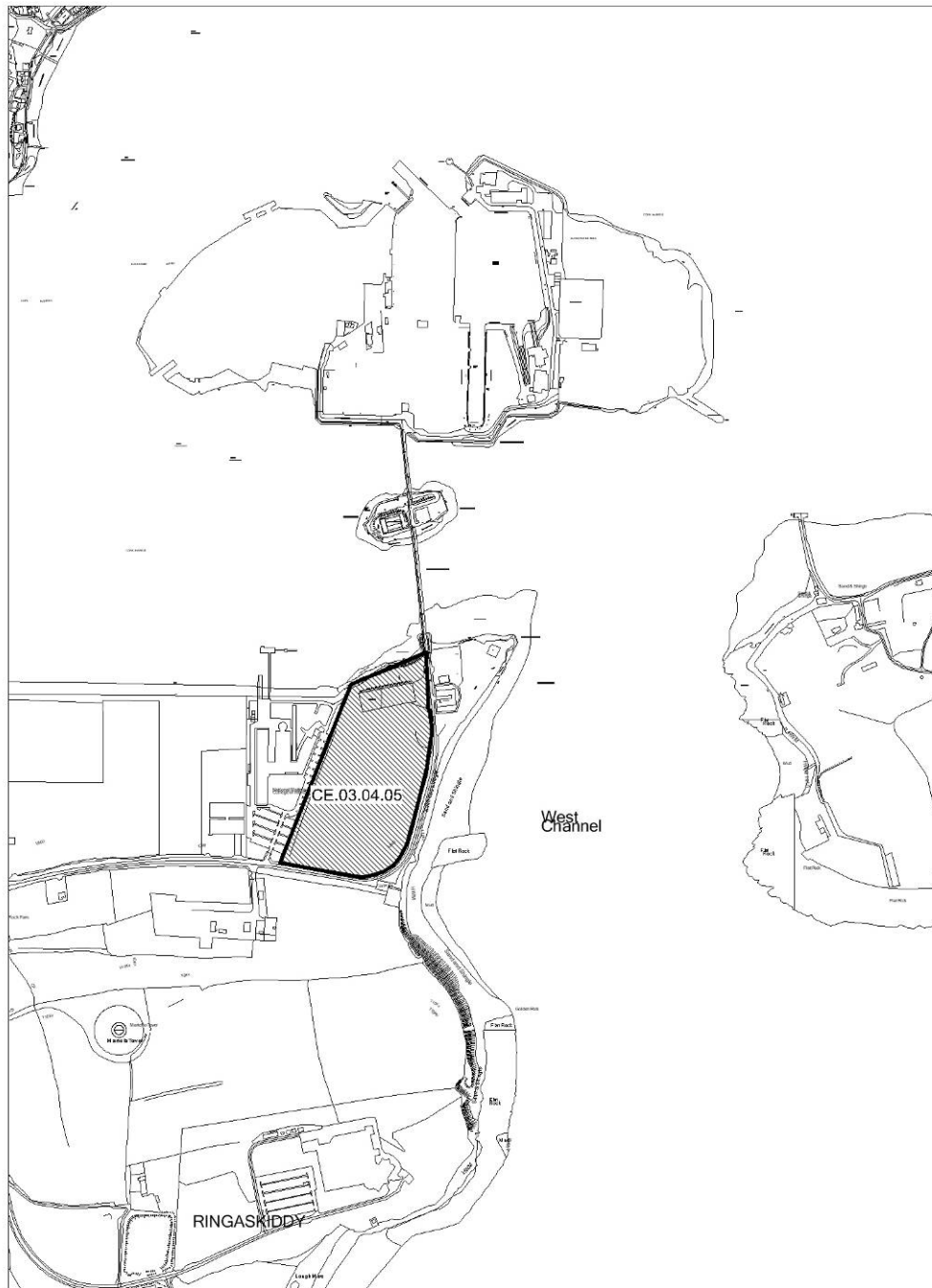
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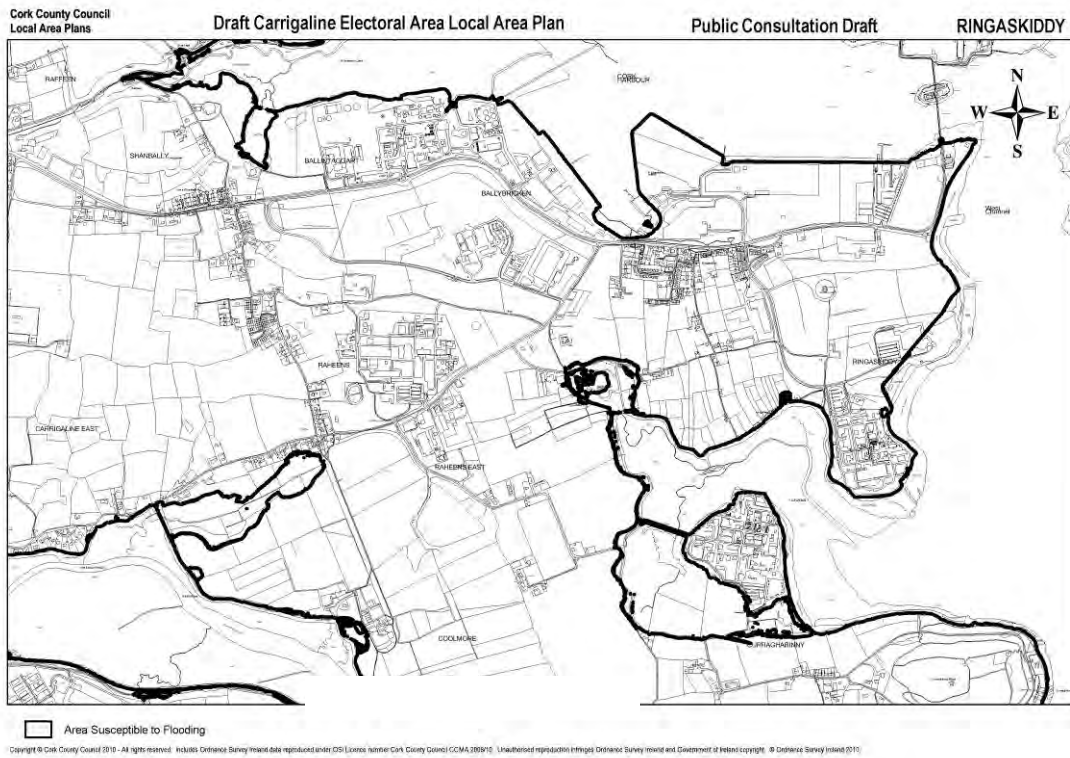
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Carrigaline Electoral Area Local Area Plan
Public Consultation Draft

Ringaskiddy



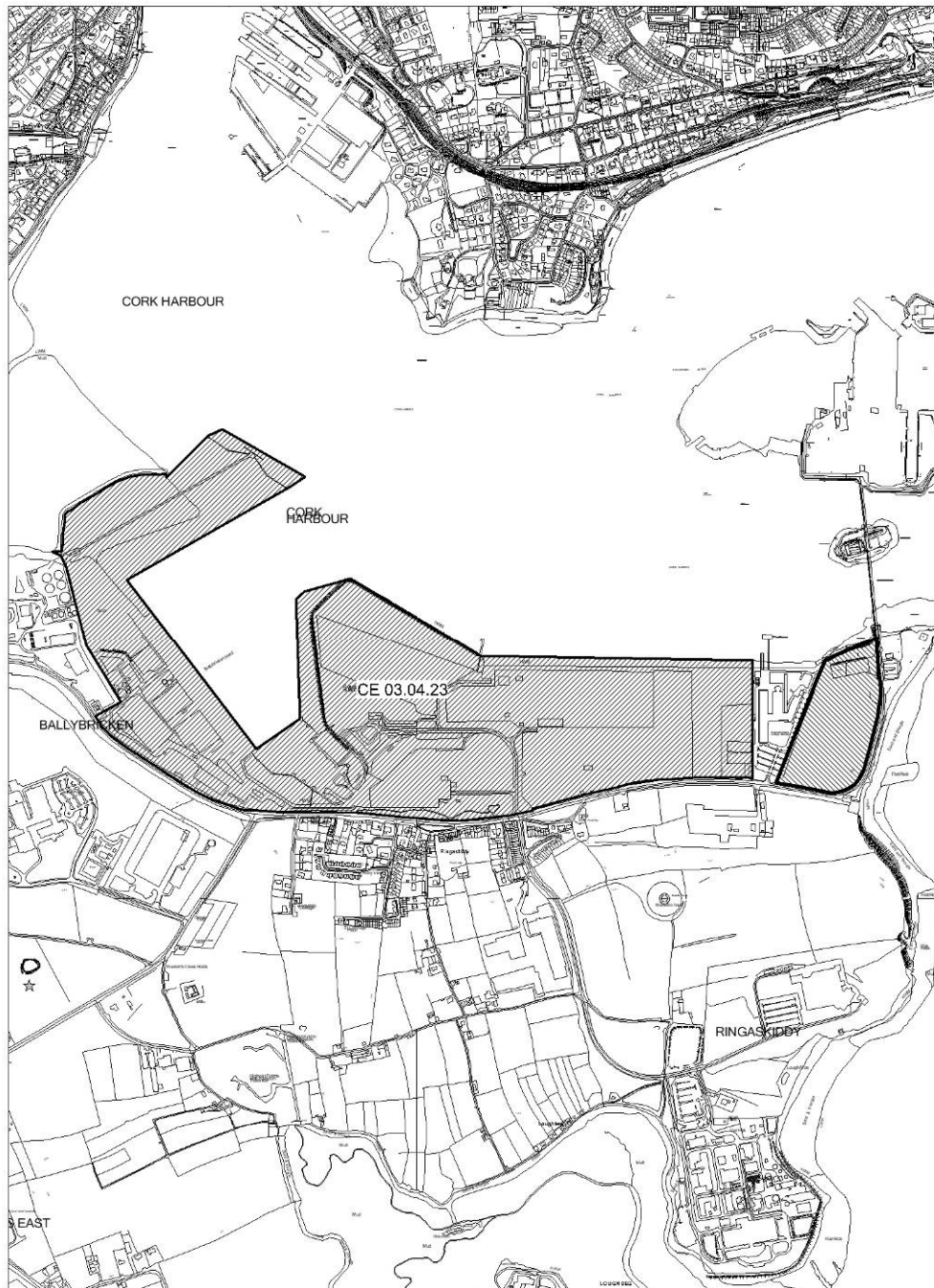
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**Carrigaline Electoral Area Local Area Plan
Proposed Addendum**

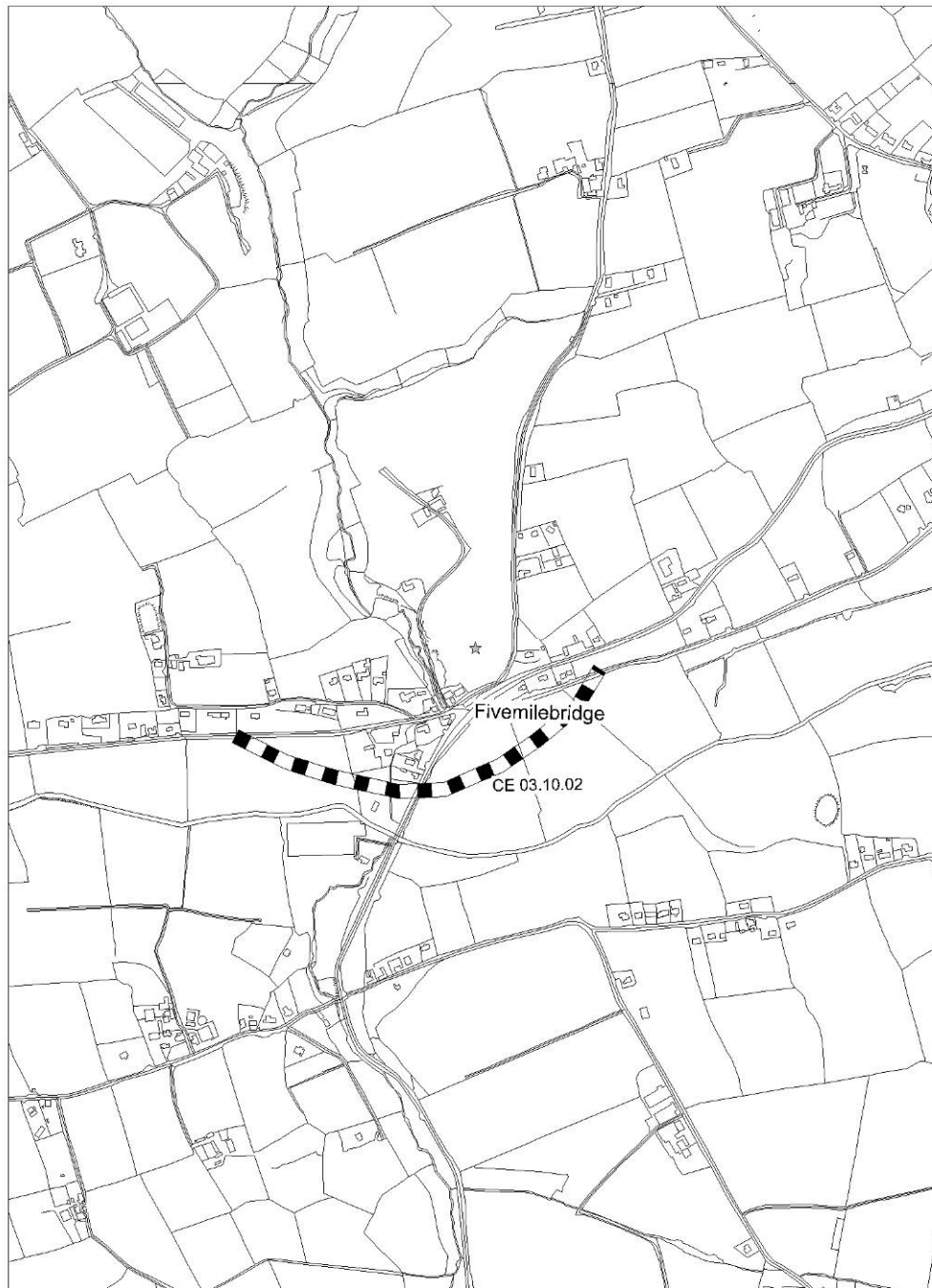
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Amendment Ref.CE 03.04.23

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

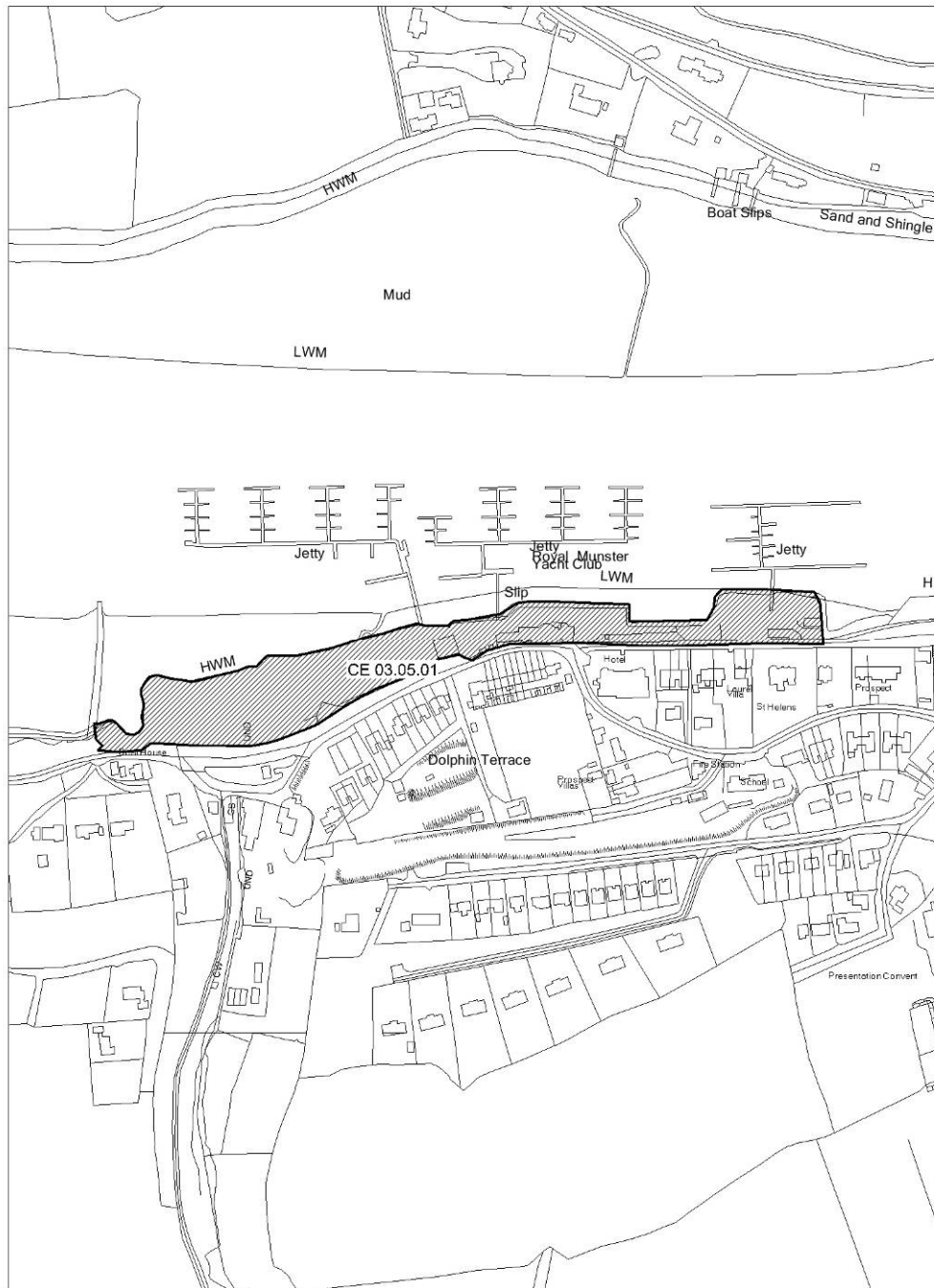
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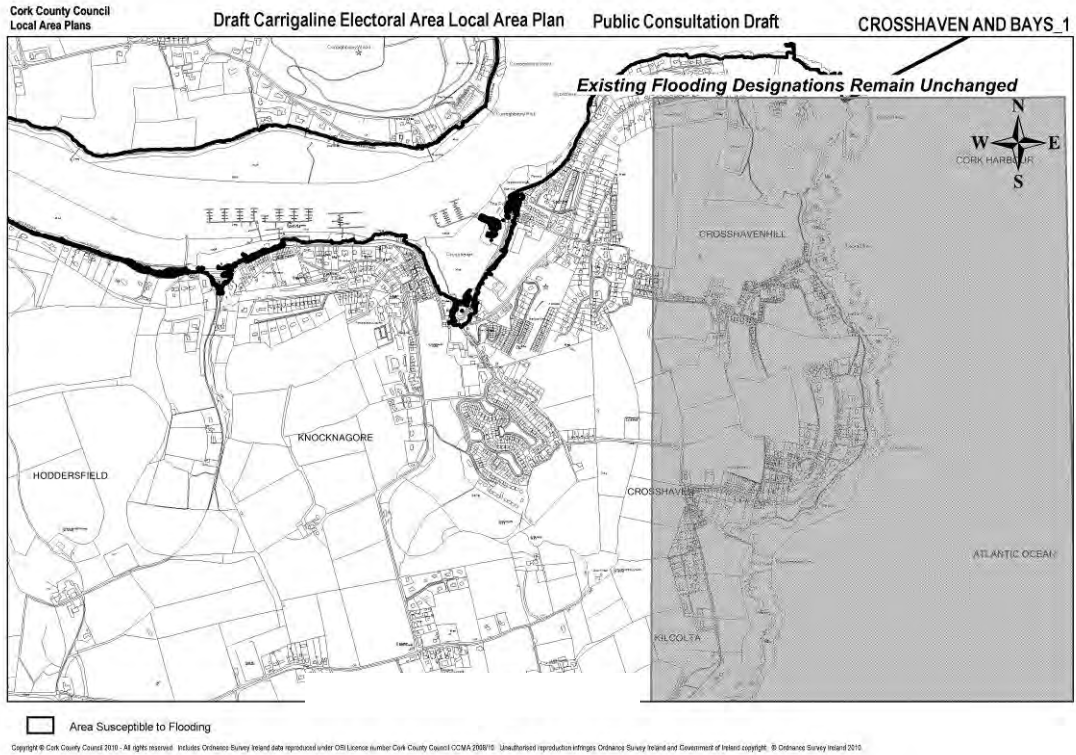
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Carrigaline Electoral Area Local Area Plan
Proposed Addendum

Crosshaven & Bays



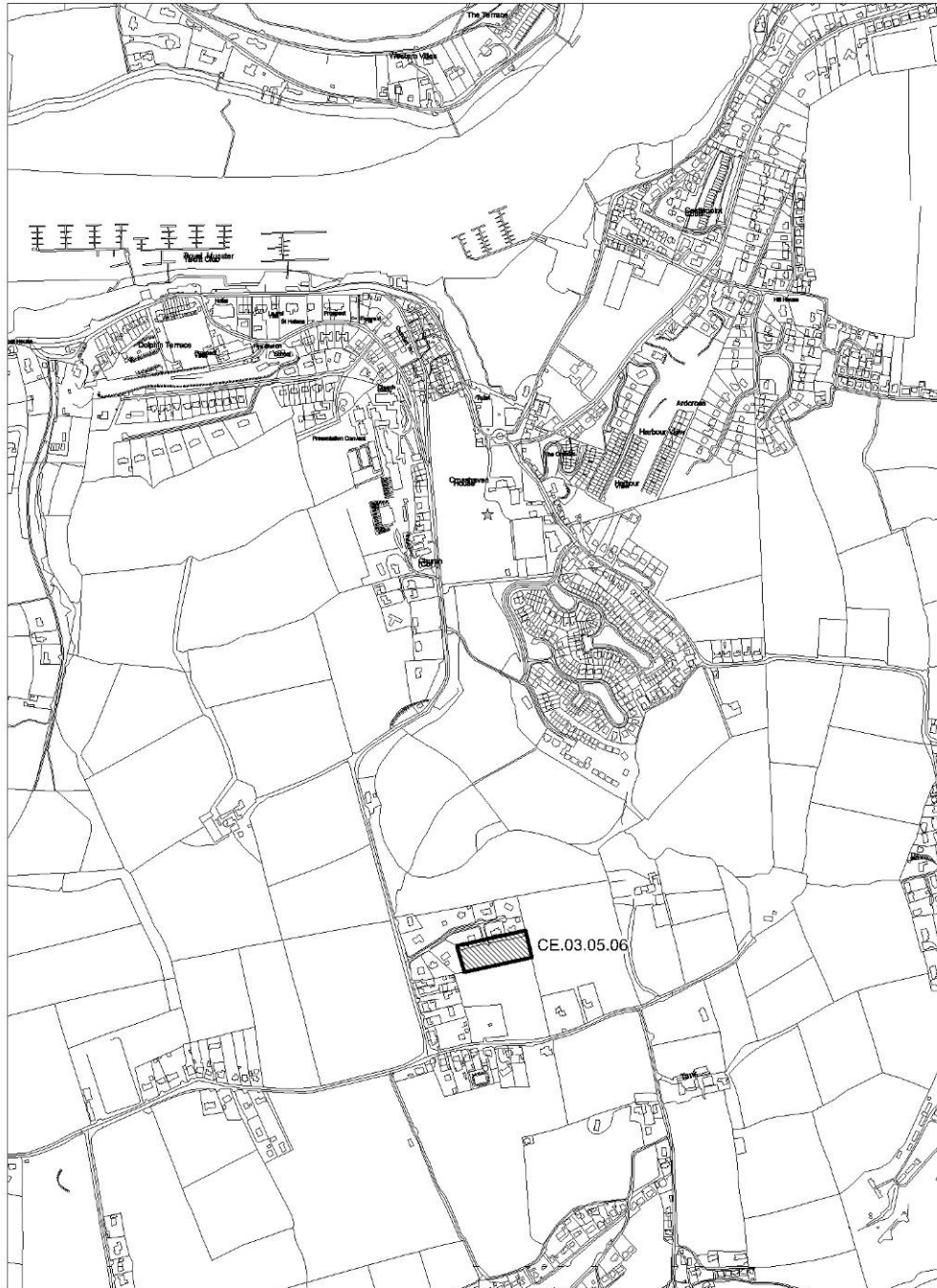
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Amendment Ref: CE 03.05.04

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

Crosshaven



Amendment Ref.CE.03.05.06

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

Crosshaven



Amendment Ref.CE.03.05.07

Appendix E : List of Submissions by Interested Party

Interested Party	Submission No.	Settlement Name (where relevant)
ASECO Ireland Limited	CEEALAP11/1366	Cork City- South Environs
Astra Construction Services Ltd.	CEEALAP11/1388	Carrigaline
Casey, John	CEEALAP11/1378	Cork City- South Environs
Clona Dairy Products Society Ltd.	CEEALAP11/1381	Cork City- South Environs
Collins, David – Supervalu Carrigaline	CEEALAP11/1324	Carrigaline
Cork Chamber	CEEALAP11/1407	Ringaskiddy
Cork City Council	CEEALAP11/1383(a)	Cork City- South Environs
Cork City Council	CEEALAP11/1383(b)	Cork City- South Environs
Cork City Council	CEEALAP11/1383(c)	Cork City- South Environs
County Cork Vocational Education Committee	CEEALAP11/1394	Carrigaline
Department of Education & skills	CEEALAP11/1400	Carrigaline
Dept. of Arts, Heritage & the Gaeltacht	CEEALAP11/1427	Countywide
Douglas Developments Ltd	CEEALAP11/1382	Cork City- South Environs
Dublin Airport Authority PLC	CEEALAP11/1323	Cork City- South Environs
Dwyer Family	CEEALAP11/1370	Passage West
Environmental Protection Agency	CEEALAP11/1438	Countywide
Estuary Office Park Developments Ltd.	CEEALAP11/1333	Carrigaline
Gaelscoil Charraig Ui Leighin	CEEALAP11/1399	Carrigaline
McCarthy, M & T	CEEALAP11/1429	Cork City- South Environs
Murphy McCarthy Consulting Engineers Ltd.	CEEALAP11/1391	Cork City- South Environs
National Roads Authority	CEEALAP11/1437	Countywide
National Seaways Freight Limited	CEEALAP11/1385	Cork City- South Environs
O'Brien & O'Flynn	CEEALAP11/1368	Cork City- South Environs
O'Flynn Construction	CEEALAP11/1430	Cork City- South Environs
O'Shea, Pat & Tim	CE EA LAP 11/1295	Cork City- South Environs
Office of Public Works	CEEALAP11/1475	Countywide
Piton Properties Ltd.	CEEALAP11/1384	Carrigaline
Port of Cork Company	CEEALAP11/1377	Ringaskiddy
Resource Property Investment Fund (RPIF) Plc	CEEALAP11/1397	Cork City- South Environs
Royal Cork Yacht Club	CEEALAP11/1403	Crosshaven & Bays
Silke, Kevin P.	CEEALAP11/1364	Carrigaline
Tesco Ireland	CEEALAP11/1328	Carrigaline
University College Cork	CEEALAP11/1373	Ringaskiddy