

# **Report to Members**

Carrigaline Electoral Area Local Area Plan  
Public Consultation Draft

Supplementary Managers Report.

**28<sup>th</sup> March 2011**

**Document Verification**

Page 1 of 1

<b>Job Title</b>						
<b>Document Title: Supplementary Manager's Report – 30<sup>th</sup> March 2011</b>						
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		<i>Name</i>				
<b>1.0</b>			<b>DOS</b>	<b>AF</b>		

## Section 1 Introduction

**1.1.1.** This report sets out in draft form the additional proposed amendments to the Draft Plan as a result of :

- Matters arising from discussions with Elected Members on the Manager's Report issued in February 2011 at the Skibbereen Electoral Area Committee meeting on the 7<sup>th</sup> March, and
- Having considered the subsequent Notices of Motion submitted by Members for consideration at the Council meeting on the 30<sup>th</sup> March.
- A number of Errata and Addendum to the Managers Report

**1.1.2.** This document should be read in conjunction with the public consultation draft of the plan published in November 2010, the Manager's Report issued in February 2011 and the Interim Report issued on 18th March 2011.

**1.1.3.** The preparation of this document is an important part of the process that the Council has followed in order to meet the requirements for the preparation of a new local area plan as set out in section 20 of the Planning and Development Acts. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development.

## Section 2 Errata and Addendum

**2.1.1.** This is a list of corrections and additions to the Managers Report which have arisen as a result of the Appropriate Assessment.

Item no.	Page	Section	Correction
<b>Ringaskiddy</b>			
1	69	CE 03.04.02	Amend the boundaries of proposed amendment CE 03.04.02(c) and CE 03.04.02(d) to remove the area which is designated as a Special Protection Area from the industrial zoning I-02 (CE 03.04.02(d)). This land will now form part of the Open Space zoning O-02 (CE 03.04.02(c)). (See Map Attached)  <b>Note: This change refers to the zoning map for the settlement.</b>
2	74-75	CE 03.04.23	Amend the boundary of proposed amendment CE 03.04.23 to remove the area which is designated as a Special Protection Area from the industrial zoning I-18. (See Map Attached)  <b>Note: This change refers to the zoning map for the settlement.</b>
<b>Crosshaven and Bays</b>			
3	76	CE 03.05.01	Amend the boundary of proposed amendment CE 03.05.01 (X-03) to remove the areas of Mudflat which are both within and adjacent to the Special Protection Area. (See Map Attached)  <b>Note: This change refers to the zoning map for the settlement.</b>

### Section 3 Supplementary Managers Recommendations

**3.1.1.** Where an entirely new amendment is proposed the reference number in the table refers to the next sequential reference number for that section or settlement following on from the original Manager's Report. Where this supplementary report involves a change to an amendment already included in the original Manager's Report then the same reference number has been retained.

Ref.	Draft Change Title	Page No.
	<b>Section Three: Settlements and Other Locations</b>	
	<b>Carrigaline</b>	
CE.03.01.15	<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 &amp; business services, community uses and some limited residential proposals.</p> <p><del>The access and development of this site will be dependent on the delivery of the inner western relief road.</del></p> <p><b>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 accompanied by a detailed traffic management and access proposal.</b></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 provide 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><b>Note: This change refers to the text of the draft plan</b></p>	P65

	Cork City South Environs	
CE 03.02.03	<p>Proposed revision to the text of amendment CE 03.02.03. The new proposed amendment will now read as follows:</p> <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>X-03: <i>Douglas</i></p> <p>It is an objective to undertake a Landuse and Transportation Study for the Douglas Area. This study will begin no later than September 2011 and will be completed during 2012.</p> <p>Lands within these clearly defined boundaries {X-03(a) &amp; X-03(b)} will be subject to a Land Use and Transportation Study (LUTS) which will consider the following:</p> <p><del>The LUTS for X-03 will provide the following:</del></p> <ul style="list-style-type: none"> <li>• Proposals for the protection and enhancement of exiting residential areas and amenity.</li> <li>• Proposals for enhancement of social and cultural facilities including the provision of significant areas for open space and recreation uses.</li> <li>• Proposals for the improvement and development of new and existing public realm areas.</li> <li>• A detailed future land use framework for the study areas which will ensure that Douglas evolves into a fully functional mixed use higher order urban centre in terms of both its development density and its retail offer and quality of life. Providing opportunity for the provision of housing, retail, employment, social and community facilities including recreation.</li> <li>• A detailed transportation plan for the Douglas area (Douglas 'Village' and its catchment) which will develop proposals for a road network which will meet the demand of new and existing road uses.</li> <li>• Detailed parking proposals which will focus upon the quantity and location of new public parking facilities.</li> <li>• Detailed proposals for movement and transportation within and adjoining the study areas including an enhanced public transport system and pedestrian &amp; cyclist priority.</li> </ul> <p><del>In the interim, while the Douglas LUTS is being prepared, proposals for development within the X-03 boundaries should be processed using the 2005 local area plan land use zonings as read with the guidance from Section 1.5.26 of the Local Area Plan and other objectives in this plan.</del></p> <p><b>While the Douglas LUTS is being prepared any significant development proposed within the X-03 boundaries that may prejudice the outcome of the Study, should be avoided.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	P66-67

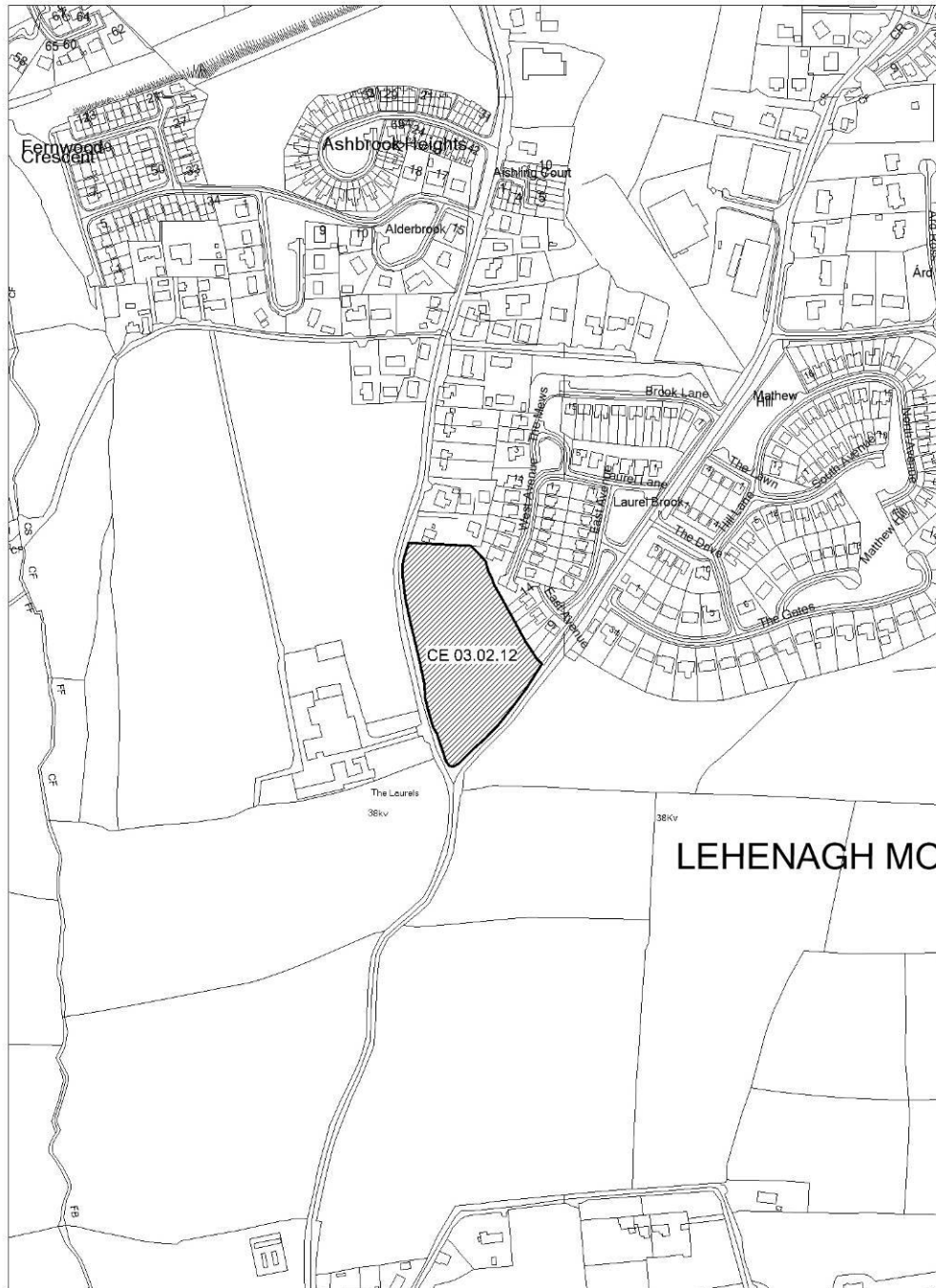
CE 03.02.05	<p>Proposed revision to the text of amendment CE 03.02.05. The new proposed amendment will now read as follows:</p> <p><b>R-05: Medium density residential development. Any development should not exceed two storeys in height., with provision for a local convenience shop. Any proposal for this site will be accompanied by a road safety audit.</b></p> <p><b>Note: This change refers to the text of the draft plan</b></p>	
CE 03.02.11	<p>Include additional text in relation to Hop Island in the body of the text for Cork City – South Environs The new additional text will read as follows:</p> <p>New Paragraph 2.3.6.(p.37of Draft LAP)</p> <p>“Consideration will be given to the potential development of some limited housing 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”</p> <p><b>Note: This change refers to the text of the draft plan.</b></p>	p68
CE 03.02.12	<p>Include a new residential zoning at Lehenaghmore for low density residential development. The new residential objective will read as follows:</p> <p>R-09 “Low density residential development. Any development should be accompanied by a detailed traffic management plan.” (see attached map)</p> <p><b>Note: This change refers to both the text of the plan and the zoning map for the settlement.</b></p>	P68
CE 03.02.13	<p>Include additional text in the Specific objective X-01 in Cork City – South Environs. The additional text will read as follows:</p> <p><b>In the interim, while the Masterplan for the Science, Innovation &amp; Technology Park is being prepared, proposals for development within the X-01 boundary should be processed using the 2005 local area plan land use zonings as read with the guidance from Section 1.5.26 of the Local Area Plan and other objectives in this plan.</b></p> <p><b>Note: This change refers to the text of the draft plan.</b></p>	P68
<b>Passage West/ Glenbrook/ Monkstown</b>		
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. <b>Consideration will be given to the development of two dwellings on the south western side of these lands, close to the public road and in the vicinity of the existing dwelling.</b></p> <p><b>Note: This change refers to the text of the draft plan.</b></p>	P69

	<b>Crosshaven &amp; Bays</b>	
CE 03.05.06	Extension to the development boundary at Duggans Cross, Crosshaven and Bays. (see attached map)  <b>Note: This change refers to the zoning map for the settlement.</b>	P76
CE 03.05.07	Reduction to the development boundary at Duggans Cross, Crosshaven and Bays. (see attached map)  <b>Note: This change refers to the zoning map for the settlement.</b>	P76-77

### Section 4 Additional Proposed Map Changes for Carrigaline EA

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

**Cork City - South Environs**

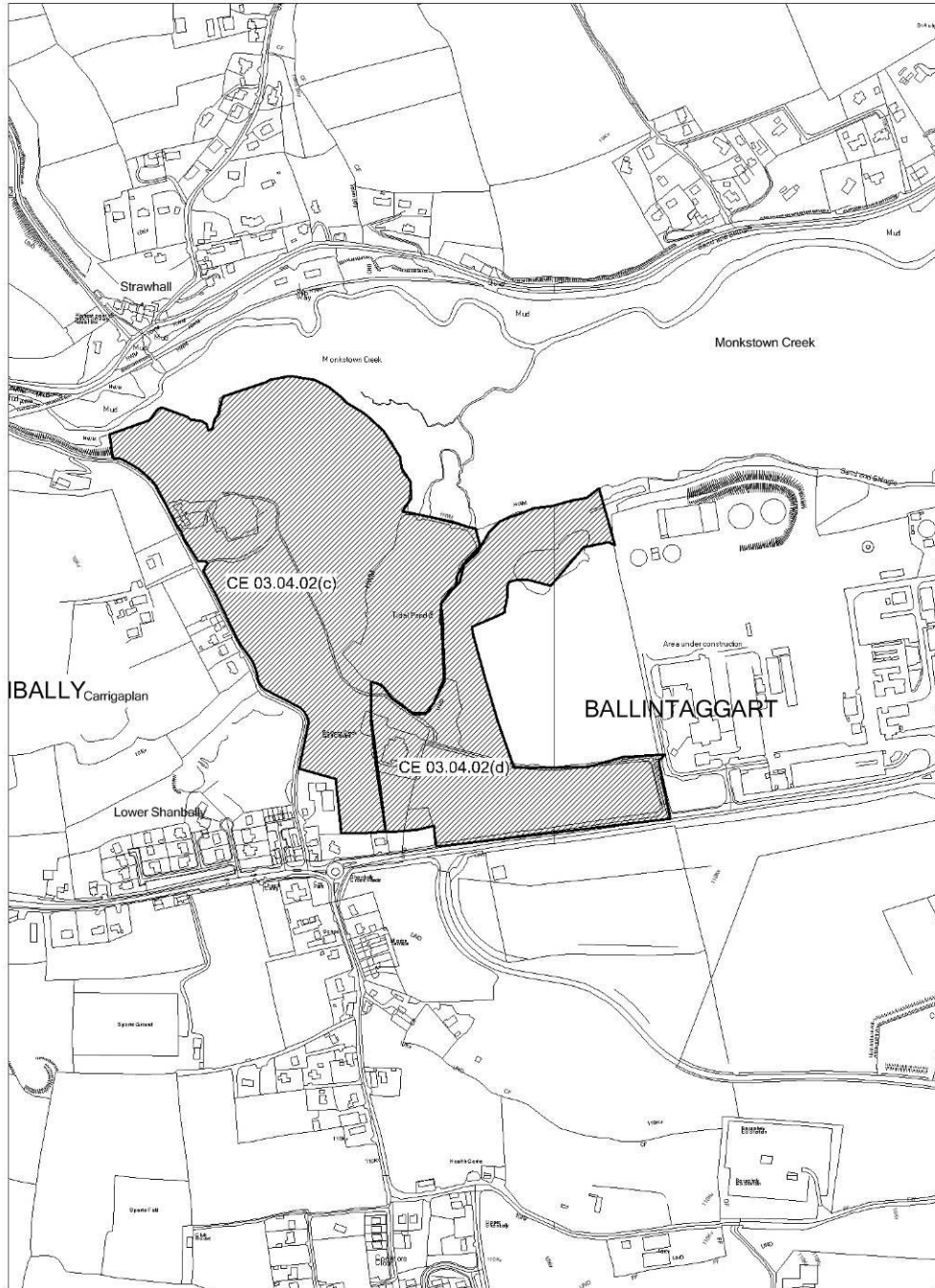


**Managers Recommended Amendment Ref.CE 03.02.12**



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

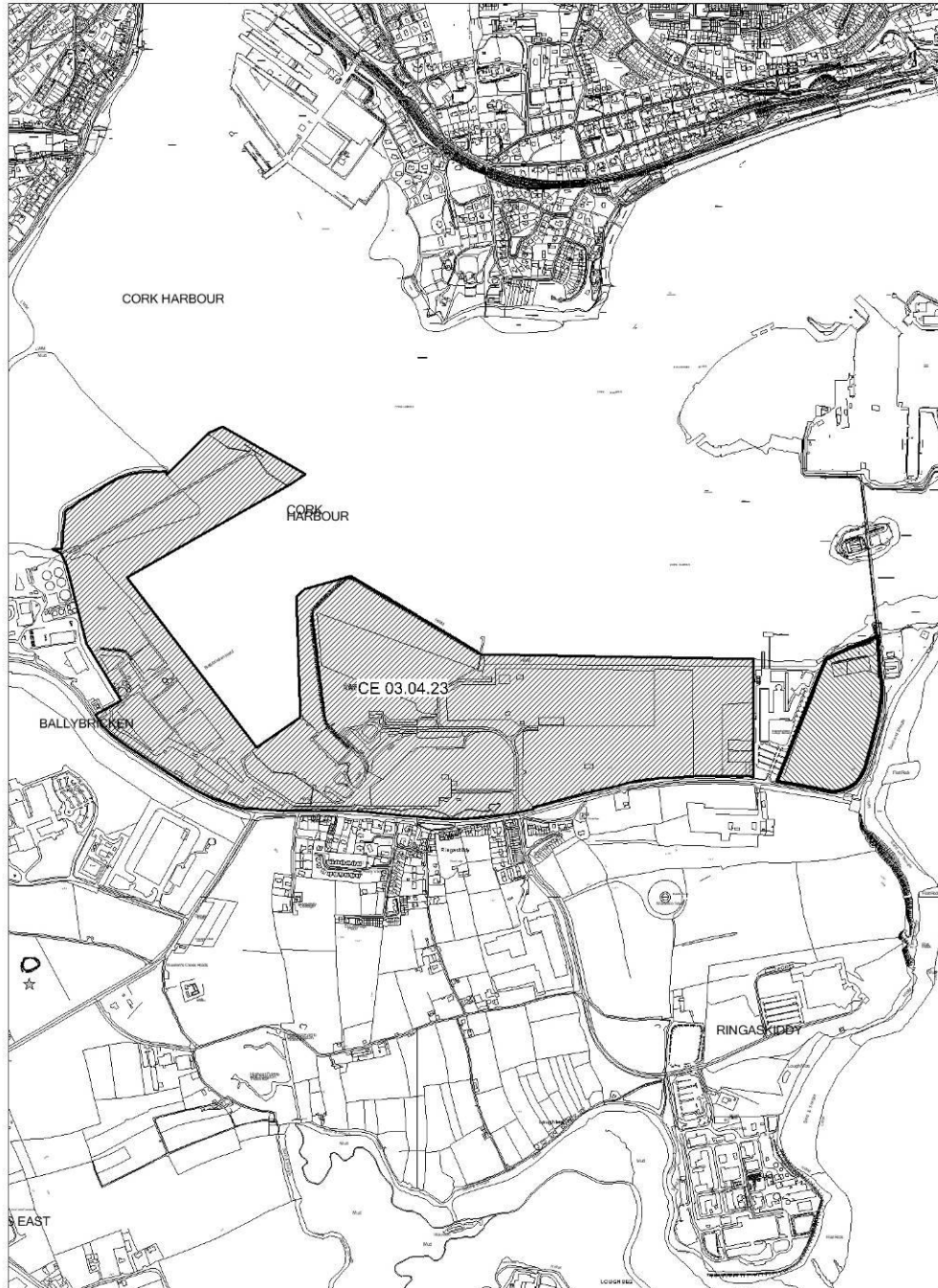
**Ringaskiddy**



**Managers Recommended Amendment Ref.CE 03.04.02(c) & CE 03.04.02(d)**

**Carrigaline Electoral Area Local Area Plan  
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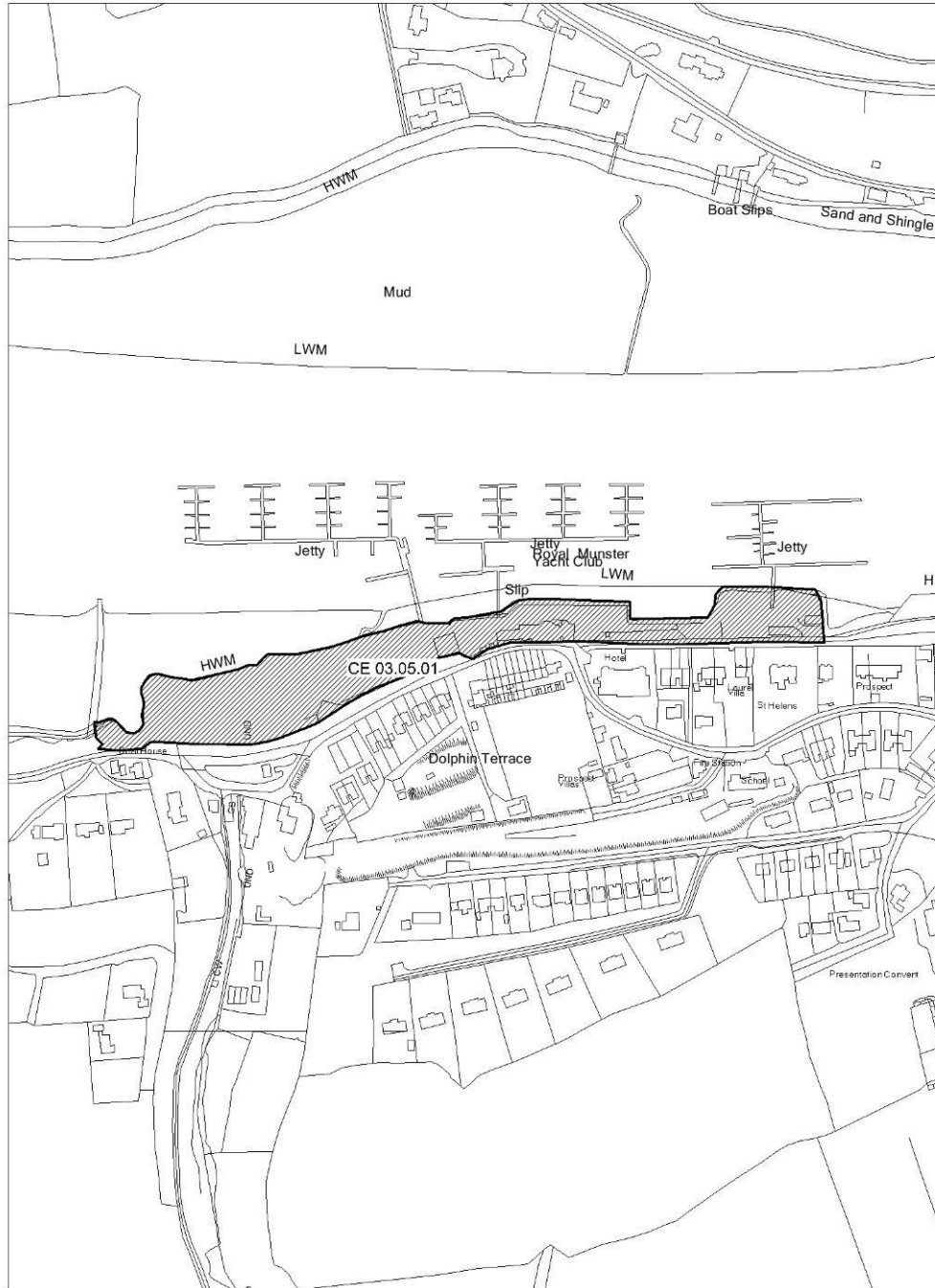
**Ringaskiddy**



**Managers Recommended Amendment Ref.CE 03.04.23**

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

**Crosshaven & Bays**



**Managers Recommended Amendment Ref.CE 03.05.01**



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**Crosshaven**



**Managers Recommended Amendment Ref.CE.03.05.07**