

Report to Members

Bantry Electoral Area Local Area
Plan
Preliminary Public Consultation &
Other Issues

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Bantry Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Bantry 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 issues which arose from the Stakeholders meeting held in January 2010.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

- 1.1.1 The Bantry Electoral Area has increased in area since the last Local Area Plan due to the reconfiguration of electoral area boundaries. It now includes an additional inland predominantly rural agricultural area which was formerly part of the Skibbereen Electoral Area.
- 1.1.2 The Electoral Area has a population of 20,826 based on 2006 census figures. The census figures for the Electoral Area indicate that the total population of the electoral area has increased by 685 persons, and demonstrates that in the period of 2002-2006 there was an overall population increase in the Bantry Electoral Area of 3.4%. Bantry town was the only main settlement which demonstrated population growth (5%) in the period 2002-2006. The town of Castletownbere (- 0.8%) remained relatively unchanged in terms of population while the town of Schull showed a significant population decline of 17%. The rate of growth even in Bantry appears to be significantly less than many of the other main settlements in the county. The potential of all the main towns has been effected by infrastructural deficiencies.
- 1.1.3 The Villages and Rural Areas overall show a positive, although moderate, rate of growth of 4.2% over the period 2002-2006. However the Key Villages of Ballydehob (16.5%) and Durrus (10.6%) showed substantial population growth over the same period. There are no census based population figures available for Glengarriff. The 2006 population figures also demonstrate that 95% of the growth in the population of the Electoral Area between 2002-2006 occurred in the villages & rural areas with 5% taking place in Bantry town.

Table 1.1: Bantry Electoral Area: Population 2002-2006

Settlement Hierarchy Bantry EA*	Population		% Change
	2002	2006	
Bantry	3,150	3,309	+ 5%
Castletownbere	875	868	- 0.8%
Schull	693	576	- 17%
Villages & Rural Areas	15,423	16,073	+ 4.2%
Total	20,141	20,826	+ 3.4%

- 1.1.4 The Census 2006 indicates that there are 2,751 jobs in the three Main towns of the Bantry Electoral Area. The Census 2006 showed Bantry as the principle

centre of employment within the electoral area accommodating 1,832 jobs. Castletownbere accommodated 539 jobs in 2006.

- 1.1.5 A total of 88 hectares of land has been zoned for business use in previous plans for the Electoral Area. Since 2003, a total of 35 hectares of this land has been developed and a further 3 hectares are either under construction or in the pre-construction phase of development. A total of 50 hectares of land therefore remain available for future development. However, 2 hectares are reserved for a single or 'stand-alone' development. Therefore, a total of 48 hectares could be considered available for 'general' business development.

Table 1.2: Business Land Supply – Bantry Electoral Area					
Landuse	Total Land Zoned (2003)	Developed/In course of development	Total Land Available (2008)	Land for 'Stand Alone'	Other Business Land
Total	88	38	50	2	48

1.2 Pressure/ Challenges for the future

- 1.2.1 The County Development Plan identified the main issues to be addressed in the Local Area Plan for the electoral area which include :
- Encourage balanced population growth so that the main towns can achieve their full economic potential.
 - Develop Bantry as an important centre of population, employment, services, marine and tourist facilities.
 - Develop Castletownbere's employment function with a particular focus on fishing and marine and tourism related activities.
 - Develop Schull as a Principal Tourist Attraction incorporating marine and tourism related attractions.
 - Capitalise on the attractive landscape setting of the Bantry Electoral Area, in particular the hills, lakes and coastal landscapes.
 - Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.
- 1.2.2 The Bantry Electoral Area is located within the West Cork area, a recognised regional brand with a strong image and established profile. The future vision for the Bantry Electoral Area is to sustain, promote and develop the area as a progressive, living, vibrant, innovative and sustainable rural region by capitalising on its unique social, cultural, natural and economic assets.
- 1.2.3 The challenge for the electoral area is to sustainably strengthen and broaden the range of existing attractions, infrastructure and employment while carefully managing the unique character and landscape of the area and ensuring it continues to be an attractive option as a place to live, work and enjoy leisure time. Bantry, in particular, because of its strategic location at the

heart of the area has an important function as the main economic driver and service centre to the region supported by the other main towns, villages and rural areas. The challenge for Bantry, in particular, is to maintain its attractiveness as a place to live and work and to further market itself as a strong and progressive town and a gateway to the area.

- 1.2.4 The economic strength of the Electoral Area is characterised by the natural and coastal resources, in particular the fishing industry, aquaculture, agriculture and tourism. This strategy aims to promote the further growth and development of these sectors which will in turn stimulate economic growth in the wider region. There are also opportunities within the Electoral Area for the promotion and development of further economic diversification measures, in order to reduce over-reliance on more exposed sectors of the rural economy which are currently experiencing difficulty.
- 1.2.5 The strong positive quality of life factors associated with West Cork, have made the area an attractive place to live in and have enhanced the tourism potential of the sub-region. Furthermore, the relative peripherality of parts of West Cork has contributed to the attractiveness of this area for persons wishing to experience a rural lifestyle and the positive quality of life factors that West Cork offers.
- 1.2.6 The key challenge for the local area plan will be to create vibrant towns within the Electoral Area, which will contribute to the creation of vibrant and sustainable rural areas, which are required in order to ensure continued growth. The aim of this strategy for the Electoral Area is to achieve balanced future growth between the main towns and the villages / rural areas of the County, to achieve the vision of making Bantry Electoral Area an attractive place to live and work in.
- 1.2.7 The table below shows a 2020 population growth target of 4,049 for the Bantry EA. The North and West Cork Strategic Plan, 2002 and the County Development Plan, 2009 state that, across the West Strategic Planning Area as a whole, in order to achieve the full social and economic potential of the area, the intention is to achieve a balanced distribution of future population growth with 50% of future growth in the main towns and 50% of future growth in the villages and rural areas. The principle behind this approach is to ensure that both the towns and rural areas remain healthy and vibrant.
- 1.2.8 In this electoral area, between 2002-2006 only 5% of the population growth occurred in the three main towns. If the full social and economic potential of the electoral area is to be achieved, then the review of the local area plan needs to set out policies and objectives that will help achieve a balanced population growth broadly in line with the North and West Cork Strategic Plan and the County Development Plan, 2009.

Table 1.3: Bantry Electoral Area: Population Growth 2006-2020

Settlement	Population 2006	Growth 2006- 2020	2020 Target
Bantry	3,309	2,175	5,484
Castletownbere	868	571	1,439
Schull	576	172	748
Villages and Rural Areas	16,073	1,131	17,204

TOTAL	20,826	4,049	24,875
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- 1.2.9 Therefore, the focus for future population growth needs to shift towards the main settlements of Bantry, Castletownbere and Schull whilst still providing for 50% of future growth to occur in the villages and rural areas. If this strategy is successful, by 2020 30% of the population of the Electoral Area will be living in three main towns and 70% in the villages and rural areas. Bantry town has target growth set at an additional 66%, focusing on accelerated growth within the town up to 2020. Population targets for Castletownbere equate to a 66% increase and for Schull 30%. Growth in the villages and rural areas will be consolidated with a 7% increase envisaged over a 14-year period.
- 1.2.10 The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the County. The West Strategic Planning Area has a target to achieve a total of 4045 jobs by 2020. As part of this strategy, the number of jobs in the Bantry Electoral Area is envisaged to increase by up to 1538. It is projected that approximately 25% of these new jobs are likely to be in rural based employment including the leisure and tourism sector. Therefore Bantry town has a jobs target of 500, Castletownbere 400 jobs, Schull 133 jobs and the villages and rural areas have a target of 505 jobs.
- 1.2.11 In order to help meet the jobs targets there will be a requirement for additional business land to be identified in both Bantry and Castletownbere. Also it will be important to give some consideration to the future suitability of existing individual sites for various types of business development taking account of the proper planning and sustainable development of the area as a whole. The expansion and development of partnerships with various third-level educational bodies needs to be further promoted.
- 1.2.12 It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages and other villages.

Section 2 Baseline Environment

2.1 Introduction

2.1.1 This section of the report gives an indication of the significant environmental effects which will need to be taken into consideration when preparing the local area plan. While the Environmental Report which will accompany the publication of the draft local area plan will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the planning and implementation of the local area plan. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that while this section deals with the effects on the Bantry Electoral Area, the environmental effects often have trans-boundary effects, to other electoral areas and even other counties and this should be noted at the outset.

2.2 River Catchments and Water Quality

2.2.1 The Water Framework Directive (WFD) applies to rivers, lakes, groundwater, and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" and that the status does not deteriorate in any waters.

2.2.2 Within the South West River Basin Management Plan which covers Cork and Kerry, the entire geographical electoral area of Bantry is covered by 6 Draft Water Management Unit (WMU) action plans. These are the Skibbereen-Clonakilty WMU, Dunmanus Bay WMU, Inner Bantry WMU, Glengarriff WMU, Beara Peninsula WMU and the Beara North WMU. It is through these action plans that the water quality of particular river catchments are reviewed and monitored.

2.3 Water Supply

Bantry

2.3.1 A full assessment of the water supply will be undertaken as part of the preparation of the Environmental Report. The Interim Water Supply Scheme is at the construction stage while Bantry Water Supply Scheme is at the planning stage under the WSIP 2010-2012.

Castletownbere

2.3.2 A full assessment of the water supply will be undertaken as part of the preparation of the Environmental Report. The Castletownbere Regional Water Supply Scheme Phase contract is due to start 2010-2012 under the WSIP.

Schull

2.3.3 A full assessment of the water supply will be undertaken as part of the preparation of the Environmental Report. The Schull Water Supply Scheme Phase 1 contracts to start under the 2010-2012 WSIP.

2.4 Waste Water Treatment

Bantry

- 2.4.1 In Bantry, there is sufficient existing capacity in the wastewater treatment plant which was commissioned in 2009. The treatment system has a PE design at present for 6,000 with current treatment of 5,674 but there seems to be limited capacity. The current discharge is to Bantry Bay which is a designated shellfish area. Plants Required to Commence Implementation of Pollution Reduction Programmes for Shellfish Waters. The Draft Bantry Bay South – Dunmanus Bay Water Management Unit Action Plan programme of measures requires that the plants commence implementation of pollution reduction programmes for shellfish waters

Castletownbere

- 2.4.2 In Castletownbere there is no capacity within the current system with the town presently only served by a number of septic tanks. Untreated discharges are occurring. A discharge licence for 2000 PE has been applied for to the EPA. Current discharges are occurring into a shellfish water protected area. The Draft Beara Peninsula Water Management Unit Action Plan programme of measures requires that plants commence implementation of pollution reduction programmes for shellfish waters and ensure that capacity of treatment is not exceeded.

Schull

- 2.4.3 In Schull, the present treatment system is not in a position to accept influent. The town is currently served by a septic tank. The collection system is currently being upgraded. The current discharge is to Roaringwater Bay which is a designated shellfish area.

2.5 Waste Management

- 2.5.1 The Waste Management Plan for Cork County which sets out the requirements for waste management is currently under review. There are 2 civic amenity sites in Schull and Castletownbere provided within the electoral area. There are 10 bring sites scattered throughout the rest of the electoral area. These bring sites take Glass bottles / jars and Beverage Cans at a minimum.

2.6 Nature Conservation & Habitat

- 2.6.1 The Bantry Electoral Area is characterised by a substantial range and quantity of nature conservation designations. There are 5 NHA's in the Bantry Electoral Area. These are generally composed of lowland and upland bogs and habitats. While all of these areas have ecological value, the other reasons for their designations vary from woodland and geological to botanical and ornithological values. There are 31 proposed Natural Heritage Areas in the Bantry Electoral Area.
- 2.6.2 There are 13 Candidate Special Areas of Conservation. These range from coastal habitats, oak woodlands, bogs, etc. Within the electoral area there is one Special Protection Areas and two candidate Special Protection Areas designated as areas of importance from an ornithological perspective. Bird species in need of conservation in these areas include Chough, Fulmar, Peregrine, Petrel, Gannet and Puffin. These are located on the Sheep's Head and Beara Peninsulas. The SAC's and SPA's form the Natura 2000 sites and will also be assessed by the appropriate assessment of the plan.

- 2.6.3 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.

2.7 Other Environmental Considerations

- 2.6.4 One of the major environmental issues which needs to be given careful consideration is the effect of flooding. This will be assessed, as noted through the implementation of the guidelines through the preparation of the Environmental Report.

Landscape

- 2.6.5 The lands at this location are described primarily as Rugged Ridge Peninsulas. The coastal landscape and setting of the coastal settlements have a high sensitivity threshold.

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

- Town and Village Development – There was support in the submissions that developments should be completed before granting further permissions. Concern was also expressed that people who do not wish to live in housing estates would be forced to live in towns and villages. Vacancy rates in housing estates in villages question whether these are the best location for housing. Concern was also expressed in relation to overdevelopment and the scale of development being permitted in the villages.
- Population Decline – Concern was expressed in a number of submissions with regard to population decline in the electoral area.
- Employment/Job Creation – Many submissions suggest that the plan needs to be pro-active in revitalising communities and recognise that people need to be able to work and live in the area. The submissions generally acknowledge that the indigenous industries based on natural economic resources of the area should be supported with policy tailored for diversification and particularly in areas such as aquaculture, tourism, renewable energy, agriculture and fishing. There was also support for more general forms of industry in particular noting the lack of available lands in some areas.
- Peak Oil and Climate Change – A number of submissions highlight the necessity for the local area plan to take account of issues in relation to dealing with peak oil, climate change and other issues in relation to long term sustainability for the electoral area.
- Infrastructure – Existing weaknesses in infrastructure and the development and improvement of infrastructure at all levels was an issue throughout the electoral area particular relating to water, roads and sewerage.
- Tourism, Recreation and Lifestyle - Routes for walking, cycling and recreation should be highlighted. The vital importance of the tourism sector to the area needs to be recognised combined with the development of better tourist facilities. A number of submissions suggested that the most positives aspects of the electoral area should be highlighted in the local area plan such as the high quality of life, award-winning designations such as Sheeps Head Way, etc.
- Landscape Sensitivity - A number of submissions highlighted that sensitivity needs to be exercised by avoiding overdevelopment of attractive locations and that the rural nature of the area needs appreciation. Need to emphasise the importance of high quality design in villages.
- Environment – Concern expressed in the submissions that rivers, lakes and streams were being negatively affected.
- Islands – The particular difficulties being experienced by island communities need to be recognised.

3.2 Principal Issues Raised in Relation to Settlements

3.2.1 Bantry Issues: (Total 32 submissions)

- Population Headroom - Submissions note that there is lack of any headroom beyond 2020 and that there is a need to examine existing zoned residential stock. Noted constraints include lack of progress on relief roads, land ownership, services, etc.
- Density Issue – Current market demand is for lower density. Requirement for additional lands including serviced sites. A number of submissions demonstrate that rural areas in particular the green belt demonstrate faster growth.
- Retail – Submissions outline strong support for protecting the vibrancy and vitality of the town centre, although differences of opinion have been expressed on the suitability of alternative suggested sites. It is strongly acknowledged in all retail related submissions that capacity exists for additional retail in the town.
- Harbour/marina area – A number of submissions highlighted the importance of development in this area as a catalyst in the revitalisation of the town and in providing significant employment and tourist infrastructure to the town.
- Retail Warehousing/Commercial - Support from interested parties in the re-assessment/re-zoning of lands to the West of the town (currently zoned Industrial/Established Industrial) for commercial/retail warehousing development. Submissions note lack of commercial zoning within the town.
- Infrastructure - Securing provision of a relief road for the town and providing for better traffic management and car parking.
- Architectural Conservation Area – guidance and clarity in this area should be provided. Uncertainty is causing problems with regard to planning.
- Bantry House – A number of submissions outlined their support for the role of Bantry House. In particular it was suggested that the existing X-04 site could have an important role for recreation and amenity.
- Urban Realm – Pedestrianisation and urban realm improvements. Opportunity sites for West Cork Indoor Market. Potential of old laneways, old cinema site should be maximized. Cycling potential within the town should be enhanced.
- Environmental Issues - Sensitivity of bay waters and other issues including flooding need to be addressed in the local area plan.

3.2.2 Castletownbere Issues: (Total 6 submissions)

- Relief Road – Support for the provision of the relief road for the town has been outlined.
- Employment - Inclusion of lands for employment related uses is necessary.
- Tourism role of Castletownbere needs to be enhanced.
- Environmental pollution of marine life occurring due to lack of treatment plant for sewerage.

3.2.3 Schull Issues: (Total 11 submissions)

- Population - Projections are unrealistic. Need to attract permanent population vs. more transient seasonal population.
- Housing – Little desire for people to live in housing estates demonstrated by poor take up of existing zonings and semi-completed housing estates.

- Harbour Opportunity Site - Support for social inclusiveness in the development of the marina and harbour area. Importance of redevelopment of harbour in revitalising the town was recognised in a number of submissions.
- Traffic management in the town is of vital importance.
- Issue of surface water flooding.
- Ensure protection of existing amenities in the area to include the expansion of walking routes.
- Infrastructure commitments need to be realised.
- Employment - More flexibility necessary in terms of employment strategy.
- Retail – level and type of retail should be carefully considered with regard to impact on town centre.
- Expansion of the existing T-01 town centre site to facilitate a larger car park for the town centre and to unlock potential of relief road U-02.
- Marine Resort Type Development proposal at former golf club site.
- Size of villages including Schull should be limited.

3.2.4 Ballydehob (Total 2 submissions)

There were 2 zoning requests for residential zonings in the key village of Ballydehob. No other issues were raised in these submissions.

3.2.5 Durrus (Total 2 submissions)

- Road/Environmental improvements need consideration – Road to north of village, junction near community centre/GAA and existing bridge.
- Request that local authority would take over the existing playground.
- Tourism project – consider potential of a weir at the western end of the harbour to retain water in the inner harbour for amenity purposes.
- Existing unfinished housing developments should be completed prior to granting further planning.
- Absence of facilities for the elderly.

3.2.6 Glengarriff (Total 3 submissions)

- Capitalise on existing amenities, walks and scenery - upgrading of tourist and recreational infrastructure to provide for healthy life style resort.
- Need for cemetery expansion.
- Rural housing is more appropriate as treatment plant is inadequate.
- Population targets will limit future housing in Glengarriff.
- Rural areas are sustaining local schools in Glengarriff.
- Environment – Current discharges into an area designated for fish farming.
- Extension of sewerage to accommodate outlying areas should be included.
- Upgrade and widen roads with footpaths, etc including upgrading of the Blackspot layby.

3.2.7 Allihies (Total 1 submission)

- Emphasise touristic role of Allihies including mining heritage
- Road widening required on village approach roads.
- Inadequate treatment of sewage into the bay.
- Employment – Balanced approach including incubation units offer potential solution. Site is identified.

3.2.8 Ahakista (See also Kilcrohane submissions)

- Submissions note that an upgrade in relation to water and sewerage is required
- Support the development of an amenity centre/playground/community space in the village.
- Request that sensitivity of design be exercised.

3.2.9 Ballylickey (Total 1 submission)

A single submission requesting a rezoning of lands outside the village for recreational/residential purposes is proposed.

3.2.10 Crookhaven (Total 2 submissions)

Proposed route of the U-03 is no longer considered appropriate, as development has occurred along the line of the indicated route.

3.2.11 Eyeries (Total 3 submissions)

- Propose inclusion of the Formanes/Eyeries cross sewerage scheme within the Eyeries sewerage treatment plant.
- Extend potential development area adjoining the community field for community related facilities.

3.2.12 Goleen (Total 7 submissions)

- Many submissions seek the inclusion of lands to be zoned or included within the development boundary.
- Submissions express concern in relation to the prevalence of second/holiday homes in the area.
- Water and Sewerage upgrading is necessary.
- Suggested that development be avoided near harbour/Kingfisher's nest area where flooding potential exists.
- Social and economic development - Positive discrimination should be provided for services to communities.
- Requirement for social and affordable housing.
- Request that Goleen is designated as key village.
- Environmental protection – concerns that raw sewage being deposited into the sea.
- Request upgrade of community facilities including footpaths from community centre.

3.2.13 Kilcrohane (Total 3 submissions)

- Recognition of Sheeps Head Peninsula as 'European Destination of Excellence' for tourism should be acknowledged.
- Overdevelopment of housing has occurred – much is vacant and is not in keeping with character of the village. Submissions suggest that strategy should be reviewed.
- Social Housing in the village should be provided for the elderly and those in isolated and outlying areas.
- Request that a space could be designated for a retail area/local crafts or small scale cottage industries.

- Propose development of a looped amenity walk from the pier to the lake and back to the village.
- Concern in relation to environmental impacts of housing loading on the bay

3.2.14 Lowertown (Total 1 submission)

- Maintain opportunities for people to live and work in the area.
- Rural Housing – community agreement that planning should be granted to farmers sons and daughters.
- Employment - Maintain local creamery and encourage its expansion including other employment opportunities.
- Community facilities including family resource centre/health centre should be considered for the area.
- Request development boundary be agreed - Village nuclei should be extended to 2km to give more opportunity to avail of services.
- Enhance tourist facilities in the area.

3.2.15 Pearson's Bridge (Total 1 submission)

One submission in relation to future development proposal in the village is requested.

3.2.16 Urhan (Total 1 submission)

Community Council request that the amenity area at Travara be included in the development plan and would welcome any further funding from the council.

3.2.17 Other issues highlighted:

- Car parking required at Ballyrisode and Barleycove beach.
- Clear development boundary for Toormore.
- Prevent raw sewerage being deposited at Barleycove.
- Designate Barleycove/Lisgriffin as a village nuclei.

3.3 Issues Relating to the County Development Plan

- Rural Housing – There was strong support for rural housing for those considered local to the area, in particular landowner's families, in order to sustain rural population and communities. The submissions expressed concerns that vacancy rates in the existing stock of houses was high. There were also concerns that the relatively high level or excess of unoccupied holiday homes were not contributing significantly to the area. A strong emphasis of the submissions was that locals should be favoured over more speculative second homes and that additional houses did not necessarily mean additional population. Primarily the submissions indicated that a sustainable balance was required between houses for holiday and permanent occupation.
- Settlement strategy/population targets – A number of submissions expressed concerns that growth is being directed towards towns and villages and away from rural settlement. It was suggested in a number of submissions that this strategy be reviewed.
- Rural and Coastal Policy – A number of submissions requested a review of the rural and coastal policy in consultation with relevant stakeholders. Concern

was expressed in relation to despoliation of beautiful locations with a request for more stricter designations in some cases e.g. Mizen National Park.

Section 4 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Sustainable Residential Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in smaller towns and villages.

4.1.2. In towns with a population of 5,000 or more, the guidelines reinstate the previous guidance regarding the trend towards smaller average household sizes, the need to encourage the provision of affordable housing and the need to reduce CO₂ emissions by reducing energy consumption and to support a more efficient use of energy in the residential and transport sectors. The guidelines also give an indication as to the appropriate locations for increased densities, including city and town centres, brownfield sites, along public transport corridors, inner suburban / infill areas, sub-division of dwellings and institutional lands and outer suburban / greenfield sites. The Guidelines also reiterate the importance of placing a firm emphasis on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved.

4.1.3. Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns (less than 5,000 people) and villages through poor urban design and particularly the impact of large housing estates with a standardized urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development in towns and villages must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion

proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.

- Local authorities have a vital role to play in encouraging development through the provision of essential services, in carrying out local planning functions, in utilising their extensive local knowledge in identifying new development opportunities such as backlands development and harnessing the extensive array of powers available to them under planning and urban renewal and derelict sites legislation in facilitating and encouraging sustainable forms of development.

Flood Risk and the Planning System

4.1.4. The Planning System and Flood Risk Management Guidelines for Local Authorities, were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.5. A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.6. Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.7. Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;
- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and

- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

4.2 County Development Plan 2009

4.2.1. Population Targets and Requirement for Zoned Land

Previous reports have suggested that household sizes would fall from an average household size of 2.8 persons per household to 2.41 (to 2020). The Outline Strategy for this electoral area sets out the 2006-2020 population target at **24,875**, representing a growth of **4,049** persons on the 2006 population figure. This would equate to about **10,174** households in the electoral area in 2020 or an increase of **2,581** households. In order to allow for a proportion of vacancies, and frictional losses in the market about **3356** new houses will be required. Taking into account the units permitted, committed and constructed during the 2006-2010 period, it is estimated that the new 2010-2020 growth in new houses for the electoral area is **2129** houses.

4.2.2. The following table gives a more detailed breakdown as to the proposed future growth in the main towns, key villages and villages and rural in the electoral area.

4.2.3. The column headed 'new development to 2020 taking account of existing permitted and committed units' gives an indication of the required housing needed to fulfil the population targets for each settlement type. The figures would appear to indicate that there would be no further requirement for new housing in Schull to achieve the population target.

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006-2020	Already Built ¹ 2006-2010	Dwell Unit Growth 2010-2020	Outstanding planning permissions	New Development to 2020 ²
Main Settlements						
Bantry	2175	1481	162	1319	30	1268
Castletownb	571	389	94	295	116	165
Schull	172	144	130	14	5	No Reqt.
Key Villages (Ballydehob Durrus Glengarriff)	339	403	109	294	38	236
Villages and Other Settlements	792	939	382	557	81	460
Total	4049	3356	877	2479	270	2129

Economy and Employment

¹ *Already built 2006-2010*: this is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

² *New development 2010*: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), units under construction and outstanding permissions].

4.2.4. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Bantry Electoral Area is envisaged to increase by up to 1500. About 25% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

4.2.5. It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key village and other villages, where appropriate.

4.3 Recommended Approach in the Main Towns

4.3.1 Bantry:

4.3.1.1 Bantry is the largest town in the Bantry Electoral Area and is where much of future growth for the area is being targeted. It functions as a large market town providing commercial, retail and tourism/leisure facilities for an extensive coastal and inland catchment area. It is an important holiday and tourist centre for the scenic and coastal area that surrounds it, conveniently situated to give easy access to Bantry Bay, the Beara and Sheeps's Head Peninsulas. The County Development Plan has as an objective to develop Bantry as a 'District Employment Centre' while protecting its built and natural heritage. The town is the main focus for population and employment growth within the electoral area and recorded a population of 3,309 in 2006. The town has an ambitious population growth target of 5,484 to 2020, equating in an increase of 2,175 persons, or 66%.

4.3.1.2 The following tables outline the net requirement of new housing in Bantry at 1268 units when the existing housing stock is taken into account. There is currently an estimated 1,362 units occupied within the town and a further 19 units under construction. Vacancy, in recently constructed developments on residentially zoned land, is not considered a significant problem with only 2 vacant units identified. Planning permissions exist for the construction of a further 30 units which reflects the infrastructural difficulties experienced by the town to date. These issues are now in the process of being resolved.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
Bantry	943	1,160	1,362	19	2	30	1,413

4.3.1.3 To accommodate the target increase in population by 2020 the Outline Strategy identified the need to provide an additional 1,481 units in the period 2006-2020. By subtracting from this target the number of units built between

2006-2010 (including vacant and under construction) and the outstanding planning permissions, it is clear that there is an outstanding requirement for 1,268 units to 2020 (see table following).

Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Bantry	1,481	183	30	1,268

- 4.3.1.4** The outline strategy estimated that in the current local area plan that there was a small shortfall in the residential land supply and that additional residential zoned land would need to be identified in the review of the local area plan. In addition an element of 'headroom' will be required to allow choice and flexibility.
- 4.3.1.5** It is proposed to provide this additional residential land through a combination of revising existing zoning objectives to achieve a more effective utilisation of land already identified for development and the identification of additional residential lands for a variety and range of densities adjoining the existing built up area. Many of the options identified in the submissions will be given consideration. Opportunities should also be made available for self-build/serviced sites where appropriate. Given the difficult topographical constraints facing the town and the need to protect its scenic coastal setting on Bantry Bay, which is an important tourist asset, particular care will need to be taken in identifying suitable lands for development.
- 4.3.1.6** In terms of employment, Bantry as the largest town in the electoral area, is likely to emerge as the principal centre for future employment growth. Provision needs to be made in the draft local area plan for a substantial supply of future business land to provide for a range of suitable business locations. To help achieve this aim, all employment lands in Bantry will be reassessed during the preparation of the draft to address their suitability for a range of business type uses with areas for expansion identified as appropriate.
- 4.3.1.7** In terms of retailing, the attractiveness and vibrancy of the existing town centre of Bantry is a significant asset to the town and the electoral area generally. It is critical that this is maintained while recognising that there are outstanding issues in relation to retailing which must to be addressed in the draft local area plan.
- 4.3.1.8** There is a clear requirement for additional convenience and comparison retail provision in the town. Yet set against this, it is important that the review of the local area plan develops policies and objectives that will achieve an appropriate balance between providing an increased quantum of retail floorspace especially convenience floorspace, and protecting the vibrancy of the town centre by retaining people within the town. The overall aim must be to make Bantry more self sustaining in regard to retail provision and to reduce the present leakage to other main towns in other electoral areas including Skibbereen and Clonakilty.

4.3.1.9 The preparation of the Draft Local Area Plan will consider the expansion of the town centre zoning and the designation of suitable sites for retail development in the town based on the principles of the sequential test outlined in the Retail Planning Guidelines. It is intended it will seek to provide more clarity in relation to retailing in the local area plan. It is noteworthy that a number of the submissions received have suggested a number of brownfield town centre sites with potential for retail development.

4.3.1.10 The local area plan will also seek to identify suitable lands for retail warehouse development. Where feasible these should be located adjoining the town centre edge to enhance synergistic relationships with the town centre uses. A number of submissions have requested that retail warehousing including other complementary commercial uses be permitted on lands currently zoned 'Industrial' on the southern approach to the town.

4.3.2 Castletownbere:

4.3.2.1 Castletownbere is the main population, employment and service centre for the Beara Peninsula. Although small in size, the town plays an important strategic role for the commercial fishing industry as the major white fish port in the state. It is an objective of the County Development Plan, 2009 to support and expand the role of Castletownbere in this capacity while protecting the natural and built heritage and protecting and improving the quality of life of the town.

Population and Housing

4.3.2.2 The 2006 Census of population showed that the population remained broadly unchanged since 2002 at 868 persons. The town has a population growth target of 1439 to 2020, equating in an increase of 571 persons, or 65%.

4.3.2.3 The following tables outline the net requirement of new housing in Castletownbere at 165 units when the existing housing stock is taken into account. The table below outlines the current housing stock figures within the town. There is currently an estimated 499 units occupied within the town and a further 12 units under construction. Vacancy, in recently constructed developments on residentially zoned land, is not considered a significant problem with only 2 vacant units identified, although there is one large scheme on which construction has presently ceased. Planning permissions exist for the construction of a further 116 units in the town.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
Castletownbere	348	381	499	12	2	116	629

4.3.2.4 To accommodate the target increase in population by 2020 the Outline Strategy identified the need to provide an additional 389 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction) and the outstanding

planning permissions, it is clear that there is an outstanding requirement for 165 units to 2020 (see table below).

Settlement	New House Construction Target to 2020	Already Built 2006-2020* (includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Castletownbere	389	108	116	165

- 4.3.2.5** The outline strategy identified that there was substantial headroom available in terms of land supply beyond 2020. Given the extent of the surplus of zoned lands, it may be desirable to consider setting out sequencing or phasing priorities in order to ensure the optimal development of lands in areas where services may become more readily available. Some of the land already identified for residential development may have potential for other uses while there may be opportunities to reduce density on some landholdings to allow for greater flexibility and choice. Opportunities should also be made available for self-build/serviced sites where appropriate.
- 4.3.2.6** In terms of employment the level of business land supply in Castletownbere needs to be increased in order to allow further expansion of its role as a specialist employment centre for the fishing industry and to provide opportunities for a variety of other future business uses.
- 4.3.2.7** In identifying suitable sites, issues to be considered include roads access, services provision, impact on the setting and character of the town and the overall quantum of land required. Consideration will be given to both existing zoned sites and lands adjoining the existing built up area. Some of the surplus land currently identified for residential development may have potential in this regard.

4.3.3 Schull:

- 4.3.3.1** Given its strategic location on the Mizen Peninsula and its attraction as a holiday centre Schull functions as the main service centre for both the permanent and tourist population of this area. The town acts as a multi-purpose centre for tourism on a seasonal basis. Schull accommodates a wide range of activities and in particular those associated with coastal recreation.

Population and Housing:

- 4.3.3.1** The 2006 Census of population showed that the population in Schull had declined by 117 (decrease of 17%) since 2002. It is considered that the reason for this evidential population decline is likely due to the seasonal nature of residences and the main challenge for Schull is to provide more accommodation for permanent year round occupation. The town has a

population growth target of 748 to 2020, equating in an increase of 172 persons, or 30%.

- 4.3.3.2** The table below outlines the current housing stock figures within the town. There is currently an estimated 436 units occupied within the town and a further 13 units under construction. Although vacancy in the new stock appears high this is in particular due to a semi-completed scheme to the west of the town where construction has presently ceased. Planning permissions exist for the construction of a further 5 units in the town.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
Schull	260	274	436	13	16	5	470

- 4.3.3.3** To accommodate the target increase in population by 2020 the Outline Strategy identified the need to provide an additional 144 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction) and the outstanding planning permissions the figures demonstrate that there would appear to be no requirement for additional new development in the town but the issue of headroom needs some consideration. It is also considered that there may be distortion of the actual population figures due to the fact that there are a high quantity of non principle primary residences or holiday homes in the area. The local area plan needs to redress the balance in this respect and there may be further opportunities to explore the needs for more permanent housing in the town.

Settlement	New House Construction Target to 2020	Already Built 2006-2020* (includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Schull	144	159	5	No requirement

- 4.3.3.4** The outline strategy identified that there was substantial headroom available in terms of land supply beyond 2020. Given the extent of the surplus of zoned lands, it may be desirable to consider setting out sequencing or phasing priorities in order to ensure the optimal development of lands in areas where services may become more readily available. Some of the land already identified for residential development may have potential for other uses while

there may be opportunities to reduce density on some landholdings to allow for greater flexibility and choice. Opportunities should also be made available for self-build/serviced sites where appropriate.

- 4.3.3.5** In recognition of the tourist role of Schull and the necessity to provide more sustainable forms of employment consideration may need to be given to the option of managed holiday accommodation as an alternative to second home private holiday residences. This could have the advantages of providing employment to the local community and potentially a better turnover of trade. Zoning for employment lands needs greater flexibility given lack of take up of industrial lands to date. Range of attractions and accommodation for visitors should be enhanced including options for camping, hostels, etc. Resort and service centre function of the area needs to be further developed.

4.4 Villages & Smaller Settlements

Key Villages

Key Villages	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Constr. 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
Ballydehob	133	140	181	3	5	3	192
Durrus	103	105	169	0	12	30	211
Glengarriff	97	102	133	0	0	5	138
Total	333	347	483	3	17	38	541

Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Key Villages	403	129	38	236

4.4.1 Within the Bantry Electoral Area the settlement network includes the key villages of Ballydehob, Durrus and Glengarriff. The Outline Strategy projected population growth for these three key villages at 339 persons by 2020 equating to an additional 310 households or 403 dwelling units.

4.4.2 Aside from the scale of growth proposed in the key villages, each of the 3 key villages has considerable infrastructure and environmental constraints with all three currently discharging into shellfish protected waters. While Durrus has some small spare capacity in the treatment plant (approximately 200pe) and is presently in a position to accept some influent, neither of the septic tank systems in Ballydehob or Glengarriff are currently in a position to accept influent and are at capacity. None of the 3 key villages have been included within the WSIP 2010-2012 scheme so it is envisaged that infrastructural difficulties for these settlements will continue in the short to medium term. Topographical and additional constraints presented by heritage/amenity designations may limit the development of the village of Glengarriff in particular. The local area plan will attempt to address these potential difficulties and provide solutions in terms of appropriate growth levels for each key village.

- 4.4.3** A detailed assessment of the options for the individual key villages will occur during the local area plan review process. It is envisaged at this stage that there would be no need for extension of the existing development boundaries in any of the key villages.

Villages

- 4.4.4** There are 9 villages. These remaining villages will all require an amount of growth proportionate to the size and scale of the existing village built stock and the local area plan will give guidance on this.
- 4.4.5** As the following table indicates, together with the village nuclei and rural areas, a total of **939** units are required for the population growth target of **792** people to 2020 identified in the Outline Strategy. Some of these units are already permitted and developed bringing the overall number of new development required to **460**. All of the Villages and are in the West Strategic Planning Area.

Table 4.9 - Villages & Other Settlements Housing Requirement to 2020				
Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Villages and Other Settlements	939	398	81	460

Village Nuclei

- 4.4.6** There are 10 village nuclei within the electoral area. The role of the village nuclei is to encourage small scale expansion through low-density individual housing in tandem with the provision of services. The local area plan will make provision for new development at a scale, layout and design that reflects the existing built character of each village.

Other Locations (including West Cork Islands)

- 4.4.7** There are 7 Other Locations in the Bantry Electoral Area. 5 of these are the inhabited islands (Heir, Long, Whiddy, Bere and Dursey Islands). It is intended that the Integrated Development Strategy for the West Cork Islands, prepared by the West Cork Island's Interagency Committee, will address many of the issues raised and its findings will inform the preparation of the Draft Local Area Plan. Ardnegeehy Beg is a dispersed cluster which provides for a limited amount of individual dwellings as an alternative to building in the countryside along with other village and village nuclei settlements. Barleycove is identifiable as resort destination that would have a more tourist based function.

Appendix A

List of Submissions

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Allihies	5,706	Allihies Parish Co-Operative Society Ltd.	<p>1) Touristic role of Allihies should be emphasised, in particular the tourism heritage and recreation associated with the mines which recently opened the Allihies mine museum. Development of the underground mines for tourism should occur.</p> <p>2) Infrastructure - Road widening is required on approach roads e.g. bridge below Barnes. Flooding is also an issue at this location.</p> <p>3) Upgrade of Sewerage System - Inadequate capacity of sewerage system has caused contamination at Ballydonegan beach where swimming lessons have now ceased. The submission states that this is in direct contravention to European Environmental law.</p> <p>4) Employment Uses - A more balanced approach to the development of the area is required to include industrial incubation units.</p> <p>5) Industrial Incubation Units - Site has been identified and it is stated that discussions with Cork County Council have taken place. Submission states that the project should be included in any future planning for this area.</p>	Submission is noted. Full consideration of the issues raised will be assessed during the preparation of the local area plan.
Ballydehob	5,020	O'Keeffe, John	<p>The submission requests that the subject lands be zoned for development.</p> <p>It suggests that:</p> <ul style="list-style-type: none"> * the lands in question are within the townland and within easy walking distance of the village. * other lands adjoining are also zoned residential * infrastructural services are 	The lands subject of this submission are located outside the current settlement boundary, in a visually sensitive coastal location and adjoining Roaringwater Bay candidate Special Area of

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>immediately adjacent</p> <ul style="list-style-type: none"> * road access is good and can be improved * site probably is suited to several large detached houses. 	Conservation.
Ballydehob	5,746	Coughlan, Fiona	<p>This submission requests the zoning of lands at Ballydehob for residential development. The lands are presently unzoned and are located within the existing development boundary and alongside existing residential zoning. The submission states that full services are available and that the lands are suited for zoning.</p>	<p>The lands are located within the current development boundary. Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, through the preparation of the local area plan.</p>
Ballylickey	5,543	Piggott, Teresa	<p>The submission requests that lands at Ballylickey be zoned for a mix of Recreation and modest Residential use. The following is noted:</p> <ol style="list-style-type: none"> 1) Landholding is located on the northern side of the N71 road at the 50kmph speed signs to the east of the village. Total land area is 9.5 hectares with excellent unobstructed views. Entrance is on a straight stretch of road and has good sight lines in both directions. 2) It is stated that the rezoning proposal is based on the orderly development of tourist facilities at Ballylickey, the suitability of the land with access off the N71 Scenic Route for scenic views, safe, off road walking and cycling trails. 3) It is stated that the development would involve the integration of recreation activities with a modest sustainable residential development. 4) Submission contends that in the interests of balance to the 	<p>The proposed rezoning is located outside the settlement boundary of Ballylickey and would be accessed onto a national route.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>linear nature of the settlement a recreational tourist related facility would be a welcome addition to existing facilities. Continuous footpath serves the location from the village</p> <p>5) Modest amount of sustainable residential units would ensure successful integration of the development and maintenance of the facility.</p> <p>6) A series of photographs, site location maps and an indicative site layout map are also attached.</p>	
Bantry	5,003	Cotter, Jeremy	Request that council examine suitability of lands at Sheskin, Bantry for inclusion within settlement boundary. The proposal states that the lands are suitable for development.	Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal during the preparation of the local area plan.
Bantry	5,004	Keohane, Tom	<p>A number of issues for Bantry town have been highlighted including:</p> <p>1) Improving accessibility to sea including the provision of proper deep water berthing.</p> <p>2) Provision of town by-pass.</p> <p>3) Bathing box to Bakeen to accommodate flood restraint at high water.</p>	Further consideration will be given to the issues outlined in this submission through the preparation of the local area plan.
Bantry	5,104	O'Dwyer, Oliver	<p>This submission supports the zoning of lands for residential purposes in the town of Bantry. The subject lands are located adjoining R-06 and R-08. The submission supports the development of these lands for the following reasons:</p> <p>1) There is a need to provide further residential lands to accommodate planned population growth.</p> <p>2) Zoning the additional land and therefore creating a more comprehensive and plan-led</p>	Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, through the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bantry	5,178	Edgeworth, Michael	<p>policy for the area could link existing lands. Existing R-06 & R-08, although close to the town, have not developed due to the poor road network in the area and accessibility.</p> <p>3) Proximity of these lands to the town centre may allow for a range/mix of uses.</p> <p>4) Proposal would support the development of a compact footprint for the town and would therefore be in line with Government planning guidelines promoting sustainable development.</p> <p>Previously the town has developed in an unbalanced manner to the north and south east of the town in preference to areas much closer to the town centre.</p> <p>The submission request that lands at Reenour West should all be de-zoned for the reasons outlined below:</p> <p>1) Trends in population growth to date would only show 15% growth and there are more than sufficient residential zoned lands available to meet this increase.</p> <p>2) Previous estates were permitted (local authority houses) in the area of Reenour East and constructed without any vision or forward planning or properly integrated into the Local Development Plan.</p> <p>3) Poor quality infrastructure in the area is of concern. Previous refusals demonstrate this. Former town engineer noted that opportunity for infrastructural improvements were severely limited.</p> <p>4) Recent refusals for Reenour West and relief road (U03) now question the wisdom of zoning these lands.</p>	<p>Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, during the preparation of the local area plan.</p>
Bantry	5,330	Rehab Group	<p>1) The submission seeks that the current zoning for lands at Dromleigh South, Bantry are re-</p>	<p>These lands are located directly adjoining the</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>designated for institutional/low density housing. Currently the lands are shown as primarily open space/sports/recreation/amenity. The area where the Care facility is located is primarily educational/institutional/civic. Submission requests that lands are zoned in order to allow for the extension of the existing established use on the site for Residential Care. The lands presently house a Rehab Care Resource Centre and 4 no. residential units.</p> <p>2) A new link road is indicated on map which will facilitate servicing of lands. Residential Zonings and a proposed new community school for Bantry adjoin the site.</p> <p>3) Outline strategy suggests that additional residentially zoned lands will be necessary. Water and wastewater infrastructure issues have now been resolved in the town.</p> <p>4) The Newgrove Housing Association, part of the Rehab Group, provide housing for those with disabilities and would like to have the option of undertaking a residential development on lands should the need arise. The Group also have plans for a Community House for people with disabilities and therefore ideally the site should cater for a combination of institutional and residential use</p>	<p>existing Rehab Centre and are located within the settlement boundary of Bantry. Further consideration of the proposals will be carried out during the preparation of the local area plan.</p>
Bantry	5,585	Murnane & O'Shea	<p>1) Submission notes the lack of suitable sites for modern convenience retailing and consider that the town centre zoning objective should be extended to include lands in the harbour area which have the capacity to accommodate such retailing formats and other higher value uses.</p> <p>2) Submission considers that</p>	<p>The proposed rezoning of the site for town centre uses presents a positive opportunity for the town of Bantry to maintain and develop the vibrancy and vitality of the town centre. The</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>the lands outlined are of strategic importance to the town and can accommodate more than the harbour and marine related uses it is currently zoned to provide.</p> <p>3) Submission considers that there is no requirement for any significant harbour or marine related uses at this location and that the size of the site would not facilitate any significant marine related activities.</p> <p>4) Submission states that the lands could facilitate the natural extension of the town.</p>	<p>process of preparation of the draft local area plan will give further consideration to the best zoning objective of the proposed site considering its sensitive setting in the harbour area.</p>
Bantry	5,599	Tesco Ireland Ltd	<p>This proposal seeks the variation of the existing lands zoned for 'Industrial/Open Space' to 'Retail' at Newtown, Bantry. Submission contains a comprehensive sequential assessment based on 9 potentially suitable sites. In summary the submission makes the following observations:</p> <p>1) Lack of town centre sites for retailing which could accommodate a major convenience food store. Formal recognition of suitable lands and greater clarity is required in the LAP.</p> <p>2) Retail provision in Bantry is at present limited to one foodstore. Retail is being lost to other towns. The submission presents statistics to this effect based primarily on a Red C Shopper Survey undertaken in 2008.</p> <p>3) Existing town centre is constrained by parking, traffic congestion, topography, architectural conservation area, etc. Specifically local issues e.g. flooding, topography, historic townscape, land assembly/ownership which hinder development should be addressed. Flexibility in the zoning for retail provisions</p>	<p>Noted. The process of preparation of the draft local area plan will give further consideration to the retail requirements for the town of Bantry.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>should be permitted where issues exist.</p> <p>4) Limited suite of zonings in present LAPs lead to situations where certain developments are interpreted as non-conforming. Request that the council prepare a general zoning matrix.</p> <p>5) Live Register increases can be curtailed by expansion of the retail offer.</p> <p>6) The submission claims that development on the subject site was previously supported by the Council Executive while the members narrowly failed to approve the material contravention and refusal was issued on a technicality.</p> <p>7) Distinct lack of sufficient modern main food shopping in the town and catchment as a whole.</p> <p>8) Majority of residential zoned lands are located towards the northeast and east of the town centre where site is located.</p> <p>9) Basic requirement of a proposed development site is 3-5 acres. Submissions claims that they are satisfied that the subject site is the most viable and available site for stand alone supermarket development based on the sequential assessment.</p> <p>10) Need to reaffirm Bantry's position as the primary retail, economic and social centre for the surrounding catchment.</p> <p>11) Economic impacts (direct, indirect and induced) associated with the development will benefit the wider area.</p> <p>12) Implications of continued deficiencies and leakage will further degrade town centre. Town centre is deficient in representation from major national and international retail operators due to the lack of available floor plate sizes required in the town core.</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>13) Providing modern shopping facilities in the area would reduce need for residents to travel thus promoting the principles of sustainability.</p> <p>14) Submission proposes that all existing lands zoned in Bantry for Open Space/Amenity should remain so zoned.</p> <p>15) Submission proposes that new lands should be identified for Commercial/Town Centre Development having regard to the issues raised which may require the extension of the town's development boundary.</p>	
Bantry	5,606	Coffey, Richard & Hunt, Donal	<p>This proposal seeks the variation of the existing lands zoned for 'Industrial/Open Space' to 'Retail' at Newtown, Bantry. Submission contains a comprehensive sequential assessment based on 9 potentially suitable sites. In summary the submission makes the following observations:</p> <p>1) Lack of town centre sites for retailing which could accommodate a major convenience food store. Formal recognition of suitable lands and greater clarity is required in the LAP.</p> <p>2) Retail provision in Bantry is at present limited to one foodstore. Retail is being lost to other towns. The submission presents statistics to this effect based primarily on a Red C Shopper Survey undertaken in 2008.</p> <p>3) Existing town centre is constrained by parking, traffic congestion, topography, architectural conservation area, etc. Specifically local issues e.g. flooding, topography, historic townscape, land assembly/ownership which hinder development should be</p>	Noted. The process of preparation of the draft local area plan will give further consideration to the retail requirements for the town of Bantry.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>addressed. Flexibility in the zoning for retail provisions should be permitted where issues exist.</p> <p>4) Limited suite of zonings in present LAPs lead to situations where certain developments are interpreted as non-conforming. Request that the council prepare a general zoning matrix.</p> <p>5) Live Register increases can be curtailed by expansion of the retail offer.</p> <p>6) The submission claims that development on the subject site was previously supported by the Council Executive while the members narrowly failed to approve the material contravention and refusal was issued on a technicality.</p> <p>7) Distinct lack of sufficient modern main food shopping in the town and catchment as a whole.</p> <p>8) Majority of residential zoned lands are located towards the northeast and east of the town centre where site is located.</p> <p>9) Basic requirement of a proposed development site is 3-5 acres. Submissions claims that they are satisfied that the subject site is the most viable and available site for stand alone supermarket development based on the sequential assessment.</p> <p>10) Need to reaffirm Bantry's position as the primary retail, economic and social centre for the surrounding catchment.</p> <p>11) Economic impacts (direct, indirect and induced) associated with the development will benefit the wider area.</p> <p>12) Implications of continued deficiencies and leakage will further degrade town centre. Town centre is deficient in representation from major national and international retail operators due to the lack</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			of available floor plate sizes required in the town core. 13) Providing modern shopping facilities in the area would reduce need for residents to travel thus promoting the principles of sustainability.	
Bantry	5,195	Bollins, David J.	<p>1) This submission highlights objection to proposals at Donemark (currently subject of appeal to An Bord Pleanala) for new GAA facilities and replacement of existing facilities at Bantry Blues GAA club with a retailing complex. It suggests these proposals were supported by an 'illicit' material contravention. Submission alleges that there has been a lack of public consultation on the proposals.</p> <p>2) The submission objects to any rezoning of the Donemark Green Belt and requests that development be precluded at Donemark, all Mealagh valley and flood paths to Bantry town. Submission is concerned that housing will also follow the GAA development and ultimately the development of the Mealagh Valley will follow.</p> <p>3) The submission states that the area is the primary flooding location in Bantry with incidents as recent as December 2009. Submission states that Flood Risk Management Guidelines would suggest that no development be considered at Donemark Flood Plain. The submission includes a copy of the objection submitted to file ref. 08/1612.</p> <p>4) The submission outlines that legislation requires that the Council are obliged to take flooding/environment/health risks into account. It suggests that this has not been done satisfactorily and puts downstream properties such as his at risk. It further suggests</p>	The issues outlined in this submission will be given consideration during the preparation of the Draft Bantry Local Area Plan. Environmental, including flooding related issues will be assessed as part of the Strategic Environmental Assessment process which will inform the preparation of the Draft Plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>that council management are culpable.</p> <p>5) Submission notes that a dam is planned at 7km upstream which is in effect the 'Bantry Interim Water Supply Scheme' from Drombrow lake which it suggests is contaminated. The submission suggests base of Mealagh valley is subject to toxic seepages which is affecting water quality in Bantry. It is also suggested that this dam could be subject to failure which would flood entire area and objects to the entire proposal. It is stated that intended abstractions at Donemark will be where river is used as industrial wastes conduit.</p> <p>6) GAA development on floodplain where excavation will occur will affect downstream properties, etc. It is stated that infilling on opposite bank had previously caused downstream erosion. This was objected to. Alleges that the raising of river banks for flood plain protection led to a court case taken by SW fisheries board. Works continue to threaten river.</p> <p>7) Proposals question adequacy of present and proposed sewage disposal systems into Bantry Bay 'Designated Shell Fish Waters' and states that discharges are common from industrial lands.</p> <p>8) The submission states that Climate Change and flooding must be incorporated into planning.</p> <p>9) Submission includes newspaper article dealing with the hugh number of vacant residential properties around the country as a result of the boom.</p>	
Bantry	5,236	O'Sullivan, Mortmer	<p>The submission states the following:</p> <p>1) Propose that the land be</p>	The site is located at the edge of the settlement

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>zoned for Tourism related development (hotel), high density housing or commercial units/office space. Submission states that there is a strong case for tourism related development or commercial units/office units and demand is strong.</p> <p>2) Lands are of 5 acres located directly adjoining the main N71 and one mile from Bantry town and close to the Golf Course. Mealagh River directly adjoins the property.</p> <p>3) An existing commercial business operates from part of the property and the Lahadane Industrial Area is within 5 minutes walk. Public sewer is being extended and the area is serviced by mains water. Access to the site is good. A number of retailers have failed to set up in the last few years due to lack of suitable sites.</p> <p>4) A copy of previous submission to the County Development Plan is attached to the file.</p>	boundary. The site has a sensitive location of the site along the N71.
Bantry	5,481	Bantry Blues GAA Club & Willowford Developments	<p>1) The proposal requests that a commercial zoning is attached to the GAA site in order to accurately reflect the decision of Cork County Council on 09/265 in order to cease the present retail leakage and allow Bantry reach its potential as a county town.</p> <p>2) Site is the existing Bantry Blues GAA club, Wolfe Tone Park and was subject of permission from the Council for anchor store (convenience and comparison), discount retail foodstore and a children's activity centre. Oral hearing took place in December and decision is pending.</p> <p>3) The submission consists of a detailed report in relation to retailing issues in Bantry. In</p>	Noted. The process of preparation of the draft local area plan will give further consideration to the retail requirements for the town of Bantry.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>particular it notes that there is an urgent need for additional retail space in Bantry.</p> <p>4) Submission states that County Development Plan and Local Area Plans support the expansion of Bantry as a retail centre but did not zone any land for commercial or retail development. It notes that the Outline Strategy states that a review of retailing will be necessary.</p> <p>5) Existing town centre has constraints and an inability to accommodate modern retailing formats. Failure to specifically define the appropriate locations for retail has led to issues with the delivery of retail floorspace in Bantry.</p> <p>6) The submission contains a detailed synopsis of the RGDATA submission at the oral hearing and a view of the cross examination which took place on the issue of the Quantum of Retail Floorspace required. Figures are presented in relation to turnover in the area. The submission proposes that during the oral hearing RGDATA all but accepted that the 09/265 retail proposal is justified in demand and leakage terms even on 2006 census figures.</p> <p>7) The submission requests that the Council when providing guidance on the quantum of retail floorspace required in Bantry during the lifetime of the local area plan the planning authority will have regard to DoEHLG circulars</p> <p>8) It is requested that the zoning objective should allow for possible future additional retail and commercial growth at this location.</p>	
Bantry	5,398	Murnane & O'Shea	1) Proposal requests that X-02 be extended to entire lands	Further consideration will

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>within their ownership on which they have already secured previous permissions and intend to proceed with future plans.</p> <p>2) The submission states that the clients have plans to develop the northern portion of lands as phase 2 of the overall development at Bantry Quay in accordance with a masterplan submitted for the entire site as part of application 04/9336 which included the Maritime Hotel.</p> <p>3) Clients have since lodged 2 applications for mixed-use retail and residential development on the northern portion of the site which were withdrawn due to infrastructural issues.</p>	<p>be given to this zoning request through the process of preparation of the draft local area plan. The need to respect the attractive visual setting of the town of Bantry and harbour area will be important considerations in assessing this proposal.</p>
Bantry	5,387	Willowford Developments Ltd	<p>The submission states the following:</p> <p>1) Proposed site is located within the development boundary. Primarily zoned low-density residential and partly open space (existing Rehab Campus).</p> <p>2) Area is a mix of residential and community facilities and the range of community facilities at this location will be strengthened by a proposed Commercial Zoning of the nature suggested. Such a zoning objective could accommodate a range of uses which would be complementary and ancillary to the General Hospital, but also primary healthcare centres, nursing homes or sheltered housing.</p> <p>3) In order to ensure that Bantry grows in a sustainable fashion provision should also be made for the growth of community facilities to support the population growth.</p>	<p>The site is located within the current development boundary of Bantry and adjoining existing residential and community facilities. Further consideration will be given to the zoning requirements and best use for these lands through the preparation of the local area plan.</p>
Bantry	5,355	McCarthy, Jack	<p>1) Submission proposes the O-10 zoning objective be</p>	<p>The proposal seeks extension of</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>extended to include subject lands.</p> <p>2) The submission states that the continuing unavailability of zoned residential land in Bantry is having a negative impact on town structure. The proposal submits evidence that the Green Belt is growing at a faster rate and that demand for low-density housing is being accommodated within the Green Belt.</p> <p>3) Zoning of additional lands is required to ensure Bantry achieves population growth targets indicated in the Outline Strategy. A Range of housing options are necessary.</p> <p>4) Impact of land availability and servicing issues illustrates that the rural DEDs grew at a greater rate than Bantry Urban. A map and evidence to this effect are presented as part of this submission.</p> <p>5) Submission provides evidence that much of the zoned lands have not become available. Almost all of the lands have been zoned for significant periods.</p> <p>6) Figures presented in the outline strategy do not take account of headroom.</p> <p>7) Lower density development including serviced sites would help provide a viable and attractive sustainable alternative to house building in the Green Belt and reduce pressure for same.</p>	<p>the existing development boundary. The lands subject of this request are elevated and careful consideration will need to be given to the visual impact of the proposal in particular. Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, during the preparation of the local area plan.</p>
Bantry	5,373	Bantry Blues GAA Club & Willowford Developments	<p>1) The submission requests that the Bantry LAP is revised to reflect the Council decision on relocation of the Bantry Blues GAA facilities and that the balance of lands be zoned for low density residential development as an extension of the existing R-03 zoning objective. A portion of the lands are already zoned I-01. The submission states that the</p>	<p>The potential of a portion of the subject lands to flood may necessitate a change in the zoning from current zoning (I-01 Industrial) to a more appropriate zoning. The Strategic</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>use of the remainder of lands as low-density housing would be in line with the Outline Strategy.</p> <p>2) Cork County Council decided to grant permission for the relocation of Bantry GAA Club from its current location at Wolfe Tone Park to part of the subject lands. Application was subject of appeal. Oral hearing took place in December and decision is pending.</p> <p>3) The submission states that the continuing unavailability of zoned residential land in Bantry is having a negative impact on town structure. The proposal submits evidence that the Green Belt is growing at a faster rate and that demand for low-density housing is being accommodated within the Green Belt.</p> <p>4) The submission states that zoning of additional lands is required to ensure Bantry achieves population growth targets in the Outline Strategy. A Range of housing options are necessary.</p> <p>5) Impact of land availability and servicing issues illustrates that the rural DEDs grew at a greater rate than Bantry Urban. A map and evidence to this effect are presented as part of this submission.</p> <p>6) Submission provides evidence that much of the zoned lands have not become available. Almost all of the lands have been zoned for significant periods.</p> <p>7) Figures presented in the outline strategy do not take account of headroom.</p> <p>8) 08/1612 decision by the local authority recognised that Bantry Blues GAA club had outgrown their facilities at Wolfe Tone Park and that the lands at Newtown which straddle the boundary are the</p>	<p>Environmental Assessment of the plan which runs parallel to the Local Area Plan process will provide further guidance in this regard. Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, through the preparation of the local area plan.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>most appropriate.</p> <p>9) State that the lands would be more suitable for recreational use than for industrial particularly because of liability of the land to flooding. State that using playing pitches as flood plain is appropriate and that the proposed development will have no impact on the flood plain.</p> <p>10) Access to the area will be significantly improved and improve road safety and it is stated would also have the capacity for very low density residential development proposed on the adjoining lands.</p>	
Bantry	5,397	Bantry Bay Seafoods Ltd	<p>1) The submission suggests that the text in the existing local area plan be amended to include support for Bantry Bay Seafoods Ltd, for the continued expansion and sustainable development of the aquaculture sector including support to reduce their energy costs with renewable energy sources. This submission supports the existing Bantry Bay Seafoods enterprise and provides an account of the development of the industry to date at Gortalassa, Bantry Bay.</p> <p>2) The submission outlines the general support of the County Development Plan, Local Area Plan for aquaculture and the support for businesses to diversify their energy consumption pattern.</p> <p>3) The submission request that the Bantry LAP supports the continued expansion of the industry in West Cork and the continued expansion of green technologies to create energy.</p> <p>4) It is stated that the factory has a high energy and electricity demand and Bantry Seafoods needs to secure its</p>	<p>Further consideration will be given to this submission during the preparation of the Draft Local Area Plan. Chapter 6 (Transport and Infrastructure) of the County Development Plan 2009-2015 provides existing guidance in this area.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			future energy by adopting green technology. The submission states and highlights that all recent Government policy has been supportive of renewable technologies.	
Bantry	5,396	Murnane & O'Shea	<p>1) Proposed site is already designated for Industry/enterprise use with specific objective for office based industry with some small to medium scale industry/warehousing.</p> <p>2) The submission suggests a new objective for lands currently zoned I-04 to C-01 zoning which would allow for a suitable range of commercial uses including wholesale, business service uses, large non-retail general offices, petrol filling station, the sale of motor vehicles, cash and carry, co-op store and limited forms of retailing that involve the sale of bulky goods.</p> <p>3) The submission notes that existing County Development Plan policy supports growth of the town.</p> <p>4) Submission highlights that there is a need for additional convenience and comparison retail in the town.</p> <p>5) Submission considers that the zoning objective for the site should be altered to reflect the current commercial uses and that having regard to the lack of suitable and available sites for retailing warehousing/bulky goods retailing in Bantry, a new commercial zoning objective should be provided for the same.</p> <p>6) Lack of commercial zoning objective in the town in current LAP. Considerable leakage to competing town centres. Failure to specifically identify appropriate locations for retail warehousing has led to issues</p>	Further consideration will be given to the types of uses appropriate on Industrial/Employment zoned lands through the preparation of the local area plan while recognising the need to protect the vibrancy and vitality of the town centre.

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			with the delivery of floorspace. 7) Rezoning of I-04 lands would allow greater flexibility in the type of employment opportunities that could be accommodated.	
Bantry	5,589	Murnane & O'Shea	<p>The submission contains a detailed planning report on the rationale for inclusion of lands for low-density residential zoning. An engineering assessment and landscape character assessment showing zone of theoretical influences of the site are also included in the consultants report. The report also includes a comprehensive report on the need for additional residentially zoned lands. In summary the planning report makes the following points:</p> <ol style="list-style-type: none"> 1) Trend of rural DED growth at expense of Bantry Urban needs to be arrested. 2) Problems with land availability in Bantry. Many lands have been zoned for 14 years without any development. 3) Figures in the Outline Strategy do not appear to accommodate any headroom as suggested in the Development Plan Guidelines. More zoning than envisaged in the Outline Strategy is thus required. 4) Landscape Character Assessment included highlights that the lands have a limited view shed and that development would not compromise the visual amenity of the town. 5) Examining suitable lands within the development boundary will lead to consolidation of the settlement 6) Site is located in close proximity to pedestrian and vehicular links and would 	Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, through the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>represent more sustainable development than alternatives.</p> <p>7) A development strategy (included) shows how lands could be developed sensitively for low-density residential development.</p> <p>8) Lower density development including serviced sites would help to provide an alternative to house building in the Green Belt.</p>	
Bantry	5,306	Bantry Business Association	<p>1) Submission expresses concern that rezoning for business or commercial has the potential to shift the retail and service sector to new out of town developments</p> <p>2) A comprehensive report is submitted which highlights the 6 main sites within the town centre that provide development opportunities. A map and description of each site is also included. Suggestions for the appropriate use of each of these sites have been provided to complement the existing town centre. There are also suggestions for the site at Seafield which it states are ideal for an innovative tourist project.</p> <p>3) Association recognise that additional convenience and comparison retail space is required but would like to highlight the importance of protecting the vibrancy of the town centre as the heart of the community.</p> <p>4) Submission supports the provision of a relief road to divert heavy traffic from the town as a current priority.</p> <p>5) Support the development of the harbour to ensure the long-term sustainability of the town.</p> <p>6) Note the importance of implementing a long-term</p>	Noted. The process of preparation of the draft local area plan will give further consideration to the retail requirements for the town of Bantry.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>traffic flow and parking strategy for the town</p> <p>7) Proposals for pedestrianisation on either a permanent or temporary basis and for improvements to footpaths, crossings, lighting and access for wheelchairs.</p> <p>8) Council has installed fibre optic cabling throughout the town. Suggest that the project be completed with the opportunity to bury remaining utilities under streets.</p> <p>9) Propose that the 4 beaches could all be upgraded to attractive amenities and intend to apply for funding for this.</p> <p>10) Submission states that Council have duty to existing retailers in town to recognise their presence when assessing retail impact assessments, methodology of sequential approach to site suitability, etc. Prospective developers should assess town centre sites on a realistic basis using a more creative perspective</p> <p>11) Developments should be assessed using collective strategy and joined up thinking to ensure sustainable development for town and traders.</p> <p>12) Synergy of proposed developments to reinforce town centre.</p> <p>13) Prevent urban sprawl and take advantage of natural boundaries formed in Reenrour West.</p> <p>14) Maintain and sustain existing plans for marina development in Reenrour West.</p>	
Bantry	5,522	Biggs, G.W. & Co.	<p>1) This submission supports the town centre and expresses concerns that applications for out of town centre retail developments are undermining the role of the town centre. It further states</p>	<p>Noted. The process of preparation of the draft local area plan will give further consideration to</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>that existing planning policies are not providing sufficient protection of town centre retail and service provision. The submission contains a detailed report on issues in relation to retailing in Bantry.</p> <p>2) The submission outlines its support for the recent redevelopment of Wolfe Tone Square, the successful Friday markets, etc. It states that recent years have seen some parts of the town including Main Street less vibrant than before.</p> <p>3) The submission notes that convenience retailing is served by existing SuperValu in the town centre and smaller convenience stores and that there has been significant interest in 'out of centre' retail proposals made recently some of which have been refused for their out of town location.</p> <p>4) The submission states that the Cork Strategic Retail Study 2008 table 6.3 notes that 'incremental growth' is appropriate for the retail sector in Bantry and notes the 'potential for small scale redevelopment opportunities in the attractive town centre, subject to land assembly'. Submission states that Cork County retail policy reflects national guidance in supporting the location of new retail floorspace in town centre locations. Biggs and Co. support the policies of town centre retail development demonstrated by their application for discount retail store on Bridge Street (09/946)</p> <p>5) Support the position of the CDP which has sought not to expand town centre boundaries. Expresses the opinion that care should be taken in not confining these areas too restrictively as this limits availability of sites which</p>	<p>the retail requirements for the town of Bantry.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>can in turn allow an argument that no suitable, available or viable sites can be provided in the town centre and therefore out-of-centre locations are then suggested.</p> <p>6) Better guidance than has been provided heretofore is required. Much of the Bantry town centre is designated as an ACA, however the previous development plan did not give clear guidance on what elements required protection, on whether certain parts of the town required higher level protection than other and on what types of development could successfully support the ACA while allowing in particular for new retail development. Architectural and heritage protection policies together with the issues associated with perceived traffic congestion are often used to support the promotion of out-of-centre retail development.</p> <p>7) Retail planning policies advocated that compromise and flexibility should be adopted in the assessment of town centre sites. Often however it would appear that the compromise takes the form of an acceptance that an out of centre site is given planning permission. Request that the planning authority should have greater control on how such compromises can be made in particular in relation to how issues of traffic generation are dealt with.</p> <p>8) The submission notes that the Cork Strategic Retail Strategy states that there is potential for limited small scale retail development in the town centre. Expresses concern that this may be interpreted in a manner which implies that any large scale retailing should be located outside the town</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>centre. Submission requests that LAP should be qualified with a statement that does not imply that new large-scale retail development should be located outside the town centre.</p> <p>9) The submission considers that population projections are ambitious. To avoid misuse of these population projections it is requested that the Bantry LAP should indicate that the promoters of out-of-centre retail development should also demonstrate whether the projections are being met.</p>	
Bantry	5,654	O'Keeffe, Jim	<p>1) Submission seeks the rezoning of site currently zoned 'primarily open space/sports/recreation/amenity' to commercial use with potential for residential.</p> <p>2) A comprehensive report is attached to the file to justify the proposal.</p> <p>3) Submission states that the proposal is supported by evidence in the Outline Strategy and suggests that existing zonings will be reviewed to provide for business lands.</p> <p>4) It is stated that the lands are currently not used for any recreational purpose and there is a mixed-use pattern of development in this area. It also states that there are adequate recreational lands which adjoin the site.</p> <p>5) Lands which form part of submission were permitted as a car parking area for an adjoining development 09/60.</p> <p>6) The submission states that the 5 commercial zonings presently catered for in the Local Area Plan are all being</p>	<p>The proposal would involve the loss of lands which are currently zoned 'primarily open space'. A review of all existing open space will occur as part of the preparation of the Local Area Plan. Further consideration will be given to zoning requirements including more detailed assessment of this proposal, through the preparation of the local area plan.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>used and that Bantry town requires more commercially zoned lands to serve the town to 2020.</p> <p>7) Use of the lands could greatly improve the visual aesthetics of this area of the town and it could be viewed as an opportunity site without compromising the overall supply of usable recreational and open space in Bantry. If planning proceeds the area will become a car park.</p> <p>8) As a designated District Employment Centre Bantry will need to provide employment opportunities for the town and surrounding hinterland and this location in close proximity to the 'town centre' area represents an appropriate location.</p> <p>9) Supporting objectives from the County Development Plan are included which relate, in particular, to infill development and support for land for commercial development.</p> <p>10) Consideration should be given to the site for an element of residential having regard to the sites proximity to the town centre and issues in the outline strategy.</p> <p>11) Submission suggests appropriate text objective for the site which could be included.</p>	
Bantry	5,653	Biggs, G.W. & Co.	<p>1) This submission seeks the rezoning of lands currently zoned as Established Industrial/Enterprise to Commercial/Retail Warehousing. A comprehensive report is attached to the file to justify the proposal.</p> <p>2) The submission states that the 5 commercial zonings presently catered for in the Local Area Plan are all being used and that Bantry town requires more commercially</p>	<p>Further consideration will be given to the types of uses appropriate on Industrial/Employment zoned lands during the preparation of the local area plan while recognising the need to protect the vibrancy and vitality of the town</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>zoned lands to serve the town to 2020. There are no specific zoning objectives relating to retail development in the current LAP.</p> <p>3) As a designated District Employment Centre Bantry will need to provide employment opportunities for the town and surrounding hinterland.</p> <p>4) Relevant supporting text in relation to the retailing issue is attached from the County Development Plan. Submission also states that the outline strategy supports the zoning of a range of employment related uses, which need to be identified, and that there is at present a shortage of commercial and retail lands in Bantry.</p> <p>5) Existing industrial uses (construction/farm related) on the lands in question are in decline. Existing buildings on site represent significant investment, which the owners seek to use.</p> <p>6) Location of the site would allow for large range of retail warehousing and commercial uses. Adequate lands are available with no topographical constraints. Different products that would not threaten town centre could be provided.</p> <p>7) Proposed zoning for commercial use would be in accordance with CDP objectives given its location near the edge of a District Centre.</p> <p>8) The submission sets out text for any proposed retail and a proposed commercial zoning objective and requests that zoning for either use be considered.</p>	centre.
Bantry	5,691	Cotter, Dr. Denis and Browne, Junior	1) The submission proposes the construction of a discount store of 1572sqm, a recycling Bring Centre, a community	The site of the proposal is located outside the town

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>and local Heritage museum and a Children's Public Recreational park and 'Five-A-Side' Community Sports Pitch.</p> <p>2) The submission states that the site is currently located within the Green Belt but the development is located at the edge of the town lying just to the east of the site while further along this road there are warehouse distribution units and various other businesses. It is stated that this proposal would greatly benefit the economy of the area.</p> <p>3) The submission quotes a report of An Bord Pleanala on previous refusal decision on this site (07/2380) which states that pending the outcome of a review of the local area plan that a decision to grant would be premature.</p> <p>4) The submission highlights supporting text in the Outline Strategy which it states shows clearly that a significant increase in jobs must be achieved in order to sustain the significantly expanding Bantry population.</p> <p>5) The submission notes that the Outline Strategy demonstrates that the present confines of Bantry Town will place severe future constraints on available lands for housing, educational, recreational, traffic and parking needs and on the availability of lands to establish new and vitally necessary business enterprises. It therefore suggests that the rezoning of the lands in question for 'Commerical' uses would represent a sustainable and logical provision for the projected growth.</p> <p>6) It is stated that the rezoning will have a planning gain by providing the following: discount store, employment, Sports and Recreational facilities, Cultural and Local</p>	<p>boundary and remote from the town centre and from any areas of planned or existing residential areas or established employment uses. Such developments should be located within the existing town development boundary on sites which do not impact adversely on the vitality and viability of the town centre and close to the main residential areas.</p>

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			Heritage facilities, upgrading of road junction between N71 and Sheep's Head, Environmental Recycling Facilities, Relief of severe local traffic and parking congestion and providing for sustainable local commuting pattern. 7) The submission includes a map of the site location and site layout of the proposed discount foodstore.	
Bantry	5,723	Costigan, John	1) The submission requests that the subject lands (2 hectares) are rezoned from Green Belt to low density development. 2) It is stated that the lands are already bounded on both north and south by lands which are included within the development boundary. It is stated that it is in a location which is suitable for expansion and is serviced with adequate treatment available. 3) The submission states that the outline strategy supports the principle of further residential zoning. 4) The submission provides a detailed submission on the rationale for proposed inclusion of the subject lands. 5) The submission states that the proposal offers a possibility for low-density type development in close proximity to the town centre and would be on a lower contour than area zoned R-06.	Further consideration will be given to the zoning requirements for residential land, including more detailed assessment of this proposal, through the preparation of the local area plan.
Bantry	5,731	Wiseman, Eddie	1) Town Centre - This submission supports the protection of the town centre and suggests that all available areas (identified in the submission) should be zoned for retail/commercial use. These include the Vickers hotel site, Warner Centre (Barrack street), ESB yard and car park, Boys Club (church road). Some proposals for appropriate development forms are included in the	Noted. The process of preparation of the draft local area plan will give further consideration to the retail requirements for the town of Bantry. The further detailed issues in this submission will

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			<p>submission. Submission suggests that Cork County Council should reduce fees and charges to developers who commit to developing projects in town centre areas to act as an incentive.</p> <p>2) Tourism – Submission supports cultural and artistic events and states that the plan should recognise, promote and support the role of Bantry House as one of the major tourist attractions in Cork County. Signage needs to be improved on route from Cork to Bantry (specific locations are suggested).</p> <p>3) Harbour - Plan should promote maritime events and facilities in the Bantry area including provision of pontoon structures in the inner harbour in conjunction with the Bantry Harbour Board.</p> <p>4) Infrastructure – Commencement of work on relief road should be prioritised.</p> <p>5) Parking – encourage multi-storey or underground in all developments where possible.</p> <p>6) Broadband - Development of fibre optic broadband network (or latest edition) to enable technology companies to establish micro sites in Bantry is required.</p>	also be given consideration.
Bantry	5,801	Casey, Jim	This submission requests that lands at Kilnaruane, Bantry are rezoned for residential (retirement village). It states that the lands are close to existing services, nursing home and Bantry general hospital.	Noted. Further consideration will be given to the need for additional residential land as part of review of LAP in Bantry Town.
Bantry	5,802	Whooley, Anthony	<p>This submission contains a substantial report on the proposal and primarily requests the following:</p> <p>1) that lands at Reenrou West are suitable as development land (residential development)</p> <p>2) suggested residential access</p>	The area contributes to the setting of the town and it is considered that development at this location would not be in

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			points are highlighted. 3) It is stated that housing, tourism and amenity are appropriate on the site.	keeping with setting, character and pattern of development of the town and bay area. Full assessment of the proposal will occur during the preparation of the draft LAP.
Bantry	5,803	Cronin, Christopher & Eileen	1) The submission requests the inclusion of a specific zoning objective for a sustainable 'eco-village' at Ardnageehy Beg, Bantry. 2) It is stated that the lands are 2.2km east of the town centre and approximately 5.2 hectares in size and are currently being farmed by the owner. It is stated that planning has been granted adjoining the site for 23 serviced sites.	These lands are designated GB 1-2 in the current LAP. The role of GB 1-2 designation will be considered further during the review of the LAP.
Bantry	5,804	McCarthy, Aiden	This submission requests the inclusion of an objective for lands within the town centre (Warner centre) for the provision of a West Cork indoor market which will be accessed from the original laneways of the town.	It is considered that the proposed use is compatible with the town centre location and could be a positive addition to the town. Consideration will be given to the inclusion of appropriate text to support the proposal within the preparation of the Draft Local Area Plan.
Bantry	5,805	McCarthy, Aiden	This submission outlines a number of options for inclusion in the local area plan which includes: 1) Housing for the Elderly - Site is identified for housing for the elderly in Sheskin. 2) Old Laneways - The laneways are a very attractive feature of the town and would benefit from a specific objective to refurbish them.	Noted. Further consideration will be given to the issues raised in the preparation of the draft local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>3) Old Cinema Site - Potential redevelopment of this site possible. Opportunity for the council to provide parking in this area also.</p> <p>4) Road network - Areas for inclusion of the road network are highlighted which would increase road connectivity within the town. (3 different routes are identified)</p> <p>5) Business - Low lying areas at Cnoc na Muc may benefit from inclusion in zoning for business activity.</p> <p>6) Retail - 6 primary sites within the town centre should be supported in order to encourage retail growth in the town.</p> <p>7) Cycling Route - Proposed inclusion of a cycling route between Bantry and Glengarriff.</p> <p>8) Ropewalk site - Propose that the site has potential for an innovative tourist project.</p>	
Bantry	5,806	Keohane, Mary	This submission requests the zoning of lands at Dunbittern which it states would be suitable for office based industry or small to medium scale industry/warehousing or retail warehousing.	The proposed rezoning is located adjoining an area which is zoned industrial. There may be potential for expansion of this zoning. Further consideration of the types of uses appropriate on Industrial/Employment zoned lands will be given through the preparation of the local area plan while recognising the need to protect the vibrancy and vitality of the town centre.
Bantry	5,800	O'Sullivan, Dan	This submission contains a substantial report on the proposal and primarily requests	The area contributes to the setting of the

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>the following:</p> <p>1) that lands at Reenrou West are suitable as development land (residential development)</p> <p>2) suggested residential access points are highlighted.</p> <p>3) It is stated that housing, tourism and amenity are appropriate on the site.</p>	<p>town and it is considered that development at this location would conflict with the visual setting and character of the town and bay area. Full assessment of the proposal will occur during the preparation of the draft LAP.</p>
Castletownbere	5,049	Board of Management of Scoil Phobail Bheara	The submission requests that lands located on the school grounds adjacent to the sea are designated for recreation and amenity.	Further consideration of the proposal will be carried out during the preparation of the local area plan.
Castletownbere	5,204	O'Sullivan, Frank	The submission requests the inclusion of lands within the town development boundary.	Noted. The site is located at the edge of the settlement boundary and within an area which has already a significant residential density. Further consideration of the proposal in question will be assessed during the preparation of the local area plan.
Castletownbere	5,147	Hanley, Liam & Ann	This submission supports the re-routing of the ring road around the town to the north of the existing main road.	Submission is noted.
Castletownbere	5,151	Hanley, Brendan & Carolyn	This submission supports the proposed road and development at Knockanroe, Castletownbere.	Submission is noted.
Castletownbere	5,222	Harrington, Michael	<p>This submission proposes the inclusion of lands at Foilderrig for employment related uses. The submission states the following:</p> <p>1) the landowners currently operate from a storage</p>	The site is located at the edge of the current settlement boundary in the vicinity of some established

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>building and yard on this site.</p> <p>2) Commercial activity is located on adjoining sites while the Cork County Council offices and Waste Transport Depot are located to the north of the lands.</p> <p>3) Review of the Local Area Plans/Outline Strategy has included this area with as an opportunity site for business land expansion for small to medium sized units.</p> <p>4) The submission considers it reasonable that these lands are included. Included are extract from outline strategy diagram and landholding map.</p> <p>5) Lands also have the advantage of access to the adjoining public road to the west of the development site.</p>	<p>industrial/employment lands.</p> <p>Further consideration of the suitability of the proposal in question will be carried out during the preparation of the local area plan.</p>
Castletownbere	5,711	Hanley, Donal	The submission states that it supports the outline strategy for Castletownbere	Submission is noted.
Crookhaven	5,101	Twomey, Michael & Elizabeth	<p>This submission requests the correction of the route of the proposed relief/loop road (U-03) as shown in the existing Local Area Plan map for Crookhaven. The submission notes:</p> <p>1) Previous history of refusal on the site due to the proposed relief/loop road. Applicants were subsequently advised to seek change of the designation of the route.</p> <p>2) Submission states that the parties concerned have a strong connection to the area.</p> <p>3) Site is contained within the development boundary of the village and consistent with the provision of housing in principle.</p> <p>4) The proposed route of the U-03 has been aligned directly through 6 houses in an adjoining development and as such the submission claims this represents a mapping error.</p>	<p>It is suggested that the existing route of the proposed relief road (U-03) may need to be altered or removed.</p> <p>Detailed consideration will be given to the best options in this regard during the preparation of the local area plan.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			5) A copy of letter from Mr. Palmer (Senior Executive Planner) is submitted to file. The letter notes that a decision on any re-alignment would need to be considered through the local area plan process.	
Crookhaven	5,102	Twomey, William	<p>This submission requests the correction of the route of the proposed relief road (U-03) in the existing Local Area Plan in the settlement of Crookhaven. The submission notes:</p> <p>1) Previous history of refusal on the site due to the proposed relief/loop road. Applicants were subsequently advised to seek change of the designation of the route.</p> <p>2) The proposed route of the U-03 has been aligned directly though 6 houses in an adjoining development.</p> <p>3) Submission states that the parties concerned have a strong connection to the area.</p> <p>4) A comprehensive report commissioned by the interested parties is attached to the submission. This relates to the previous history of refusals on site and to the issue of removal of the relief road.</p>	It is suggested that the existing route of the proposed relief road (U-03) may need to be altered or removed. Detailed consideration will be given to the best options in this regard during the preparation of the local area plan.
Durrus	5,305	Durrus & District Community Council Ltd.	<p>1) The condition of the rural roads need investment</p> <p>2) Traffic calming required on the approach roads to the village - Road between village and community sports field is of particular concern. Propose that bridge be widened or footpath provided beside the existing bridge as a matter of urgency.</p> <p>3) Road resurfacing required adjacent to Roman Catholic Church</p> <p>4) Public lighting to be extended to St. James's Church, a popular walking route.</p>	Submission is noted. Further consideration will be given to the issues raised during the preparation of the draft local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>5) Back road from Durrus village to St. James's Church needs to be resurfaced and public lighting provided.</p> <p>6) Durrus-Bantry Road, in particular 'Bog Road' section, is extremely dangerous due to subsidence and lack of road edge.</p> <p>7) Request that Cork Council take over the playground. Community Council would be willing to lease some extra land to allow for extension required. Existing playground provided by Durrus Community Council needs to be extended to provide recreation area for older children.</p> <p>8) Request that Cork County Council invest in tourism projects in the area including construction of a weir at western end of the harbour to retain water in the inner harbour. Enormous potential.</p> <p>9) Existing unfinished housing developments should be completed in the village before granting planning for future developments.</p> <p>10) Planning permission for dwellings should be for those who live and work locally who wish to live in the countryside.</p> <p>11) Lack of facilities for the elderly in Durrus. Propose provision for Day-care centre and Housing to address this.</p> <p>12) Townland of Dunbeacon is within Durrus and District Community Council electoral area and a majority of those in the area are not in favour of its designation as a village nucleus as previously proposed in 2005.</p>	
Durrus	5,738	Coughlan, Brian	Submission requests that lands be zoned for residential at Clashdoo, Durrus. A map is provided showing the lands subject of the request.	The lands are located outside the existing boundary of the settlement of Durrus and within a sensitive coastal

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Eyeries	5,187	Formanes/Eyeries Cross Sewerage Scheme	The submission supports the inclusion of the Formanes/Eyeries cross sewerage scheme within the local area plan. It states that their group formed 5 years ago with the aim of getting included in the Eyeries sewerage treatment plant.	location. Submission is noted.
Eyeries	5,270	Eyeries Community Development Committee	The submission requests the inclusion of an extended development area adjoining the football field which has been set up by the local Community Development Committee. It is proposed to extend the area to provide for a new pitch, warm-up surface, athletics track, parking and new building for community use.	The existing football field is located outside the boundary of the existing settlement. The local area plan will support the necessary expansion of community/sporting facilities for the village of Eyeries. Further consideration of the suitability of the proposal will be carried out during the preparation of the local area plan.
Eyeries	5,221	O'Sullivan, Colman	<p>1) The submission includes a comprehensive planning report on the site in question which includes maps and a proposed layout.</p> <p>2) The lands are located adjoining the existing village boundary.</p> <p>3) The submission suggests that the lands are suitable because they are in close proximity to the village, infrastructure and services are available, no archaeological issues, nature of land and pattern of development would be appropriate and the land is capable of being served by safe vehicular entrance.</p> <p>4) Propose that residential element should not exceed 'medium density'. Design examples are included in the</p>	The lands are located adjoining the existing development boundary and adjoining a recently constructed path which links to schools and other community facilities. Further consideration of the suitability of the proposal will be carried out during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>submission and it is stated that any proposal should respect architecture of the area.</p> <p>5) Submission proposed makes provision for site services and has proposals to comply with social housing requirements as well as a crèche.</p> <p>6) Site is located adjoining existing zoned land under the ownership of the applicant which has been developed and prevents the carrying out of initially planned number of units under the specific zoning objective.</p>	
Glengarriff	5,098	Harvey, Arthur	<p>The submission proposes that lands be included within the development boundary and proposes a specific objective suggesting that the lands remain generally open in character but not precluding small-scale residential development.</p> <p>The submission also states the following:</p> <p>1) Subject Lands are located immediately adjoining the boundary of identified key village in the settlement strategy (map attached)</p> <p>2) The area is appropriate for low-density development which is the character of the area.</p> <p>3) Lands are not included in Glengarriff Harbour and Woodlands SAC. It is suggested from attached letter from NPWS that it is unlikely that development of lands would impact on adjoining SAC.</p> <p>4) The submission references paragraph 6.2.7 of the LAP which notes that lands to the north of the village are designated scenic landscape and should remain predominantly open in character. The submission</p>	<p>Further consideration will be given to the zoning request during the review of the local area plan, while having regard to the sensitivity of the setting of the village of Glengarriff.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>states that while this paragraph 6.2.7 is clear it does not intend to prevent development but would rather permit some development if the lands remain predominantly open in character. Submission suggests that the objective can be achieved with quality design, siting and landscaping. It is suggested that the inclusion of these lands within the development boundary would more accurately reflect the current objective.</p> <p>5) Submission states that boundary extensions in some of the key villages will be appropriate and is appropriate in this case.</p> <p>6) The submission suggests that the lands can be serviced and that road access is available from the minor county road and that road access can be improved.</p> <p>7) The submission suggests that the lands should be treated similarly to other parts of the county where lands are zoned to remain predominantly open in character but also allow small-scale residential development.</p> <p>8) The submission suggests that a new boundary could be drawn along the local road that forms the northern part of the site and is also boundary of the SAC.</p> <p>9) The submission suggests that the visual amenity of Glengarriff will not be adversely affected and that sensitive development would enhance the natural setting of the area.</p> <p>10) The submission states that the residential amenity of existing dwellings will not be adversely affected</p>	
Glengarriff	5,456	O'Leary, Joe	1) Submission proposes to seek an amendment to the	Further consideration will

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>objectives for Glengarriff to allow for a reapplication for renovation of a cottage which it states would be best achieved by extending the development boundary.</p> <p>2) It is stated that the cottage burned down and the relatives of the deceased did not take advantage of their entitlement under planning law to reconstruct the fire damaged dwelling. They were subsequently refused by An Bord Pleanala on the basis that the lands were outside the development boundary. Details of the refusal are submitted within the report.</p> <p>3) Submission proposes that while site is outside the 'virtual' village boundary that it is inside the 'real' village boundary which extends from Barony Bridge to the Catholic Church on the Kenmare Road. Request that the boundary is re-examined as it has no planning justification.</p> <p>4) It is stated that restoration of the dwelling will provide a traditional dwelling suitable for short term letting and the need to make the site attractive for holiday rentals will be an incentive to maintain and enhance the scenic and ecological value of the woodland. It is stated that the dwelling will not be visually obtrusive.</p> <p>5) Lands are located within an SAC. Submission requests that this should have no bearing on the Council's decision as site is a small peripheral area, adverse impact was not proven by Board, designation applies to most of the area within the current boundary and client intends to consult with National Parks and Wildlife Service before submitting application.</p>	<p>be given to the zoning request through the process of preparation of the draft local area plan while considering the sensitivity of the setting of the village of Glengarriff.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Glengarriff	5,774	O'Sullivan, Mary	<p>1) Population and Housing - This submission provides a list of facts in relation to the Glengarriff area and its surrounding townlands and provides details on housing in the area. It provides comprehensive details in relation to population in the area, quantity of holiday homes, occupied homes, etc.</p> <p>2) Reversing Rural Decline and Loss of Population – Refusal of permission on sites given by landowners to their sons and daughters in townlands of not more than 3 or 4 houses will lead to these places becoming a wilderness. It is stated that planning should be permitted consistently and promptly in these areas.</p> <p>3) Sewerage - Glengarriff requires a sewerage treatment plant to prevent bay pollution. Submission states that discharge pipe is at the inner side of designated fish farming area in Glengarriff Harbour. Extension of sewerage to accommodate 50 houses in Droumgarriff and to facilitate Glengarriff National School and Church should be provided.</p> <p>4) Footpaths – Required to Mountain View Holiday Homes and Reenmeen Wood and also to forest park on Kenmare road for safety/tourism.</p> <p>5) Cemetery - Requirement for new cemetery – no plots for locals at present.</p> <p>6) Upgrade Road - Upgrade and widen roadsides (tarring) from Derrycreha to village for walkers/cycling school-goers. Benefit to walkers to Blackspot scenic layby.</p> <p>7) Blackspot layby – This scenic layby should be cleaned up as council is presently using it for storage of materials, etc.</p>	Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.
Goleen	5,046	Nottor, Joe	The submission supports the	It is considered

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		Jnr. Nottor, Joe Snr., Nottor, John	proposed extension of the Goleen Development boundary and states that: 1) whilst it appears that there are adequate lands available that the actual quantity of lands available are restrictive. 2) Proposal represents a natural extension for the village 3) Services are located abutting the property	that there are likely to be adequate lands available within the current Goleen development boundary to cater for the appropriate necessary of the existing settlement. A detailed assessment of this will occur during the preparation of the draft Local Area Plan.
Goleen	5,080	O'Meara, Denis; Cullinane, Denny & Jerry	This submission supports; 1) The extension of the development boundary at Goleen to include subject lands and states that the extension will maintain the natural characteristics of the locality 2) The lands have road frontage, abut all services and have the potential for residential/light industry/commercial and are an appropriate location for such.	It is considered that there are likely to be adequate lands available within the current Goleen development boundary to cater for the appropriate level of growth necessary in the settlement. A detailed assessment of this will occur during the preparation of the draft Local Area Plan.
Goleen	5,088	Fennell, Robert	The submission states the following: 1) Community should be people and not empty housing 2) Houses should be homes and not 'for profit' 3) All new planning > 5 years for lived in homes only. 4) Tax holiday homes for 'local' amenities fund 5) Immediately upgrade water and sewerage in Goleen 6) Limit size of villages (Schull is ruined)	Submission is noted. Further consideration of the issues raised will be carried during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>7) Tourists come to Rural Ireland, not terraced houses i.e. Durrus cottages. Need to learn from the Welsh mistakes.</p> <p>8) There should be no building on flood area in Goleen harbour</p> <p>9) No construction in vicinity of Kingfishers Nest Area</p> <p>10) Burning of gorse should be controlled</p>	
Goleen	5,116	O'Sullivan, Donal	The submission requests that lands (indicated on map) be included in the local area plan for Goleen as it is within walking distance of schools and services. It is stated that the access road can be upgraded.	It is considered that there are likely to be adequate lands available within the current Goleen development boundary to cater for the appropriate level of growth necessary in the settlement. A detailed assessment of this will occur during the preparation of the draft Local Area Plan.
Goleen	5,276	Goleen & District Community Council	<p>The submission expresses some concerns in relation to the planning system particularly in the treatment of individual housing applications. It makes a number of general suggestions:</p> <p>1) Amend policy of encouraging growth from rural communities</p> <p>2) Planning forum to be set up to include the main stakeholders in review of all coastal and rural policy for West Cork.</p> <p>3) Develop policy to help sustain traditional farm family and townland settlements.</p> <p>4) Renewable energy/alternative energy services</p>	Submission is noted. Further consideration will be given to the issues raised during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>There are also further points made specifically for the parish of Goleen and the Mizen peninsula generally:</p> <ol style="list-style-type: none"> 1) Area needs positive discrimination for social and economic development - Concern in relation to the seasonal nature of the parish, with many second homes while business is moving towards the larger settlements and Cork. 2) Infrastructure needs to be improved. Consideration for public/private partnerships needed. Positive emphasis towards providing services to rural communities required. 3) Population has declined. More social and affordable housing is necessary including serviced sites. 4) Further development of villages and village nuclei is a priority. 5) Designate Goleen as key village. 6) Designate Barleycove/Lissigriffin as a village nucleus. 7) Development area of Lowertown and Toormore village nuclei to be agreed. 8) Lowertown development area should be widened to a 2km radius 9) Goleen development area to be extended to include land in Boulysallagh. 10) Delays in system due to scenic restrictions, etc need to be tackled. Young people who want to stay in the area should be given priority planning permission. Frustrations of the planning process are outlined. Those returning to the area should be considered for permission. 11) Second homes in the area are no longer being let so there is less ongoing benefit to 	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>the area.</p> <p>12) Protection of rural environment must be reasonable. Need to stop depositing raw sewage into the sea at Goleen, Crookhaven and Barleycove.</p> <p>13) Agricultural support and diversification. Rural Workers Scheme by West Cork LEADER should be extended. Some other opportunities for diversification are outlined.</p> <p>14) Economy of the area is being effected by seasonal nature of tourism, small farmers and cottage industries being consumed by regulation, increased mobility to other centres, drink driving laws, etc.</p> <p>15) Submission outlines a list where employment opportunities can be achieved.</p> <p>16) Propose Goleen Sports academy with new community sports hall and pitch.</p> <p>17) Propose Garden Centre in Lowertown</p> <p>18) Lack of retail opportunities/premises generally in Goleen parish.</p> <p>19) Extension of tourist season is necessary with a number of suggestions for proposals including Underwater National Park (Mizen Head), Goleen Community Hostel, further development of the Mizen Way walking route, and improved marina at Crookhaven.</p> <p>20) Need for a resource centre at Lowertown.</p> <p>21) Group are lobbying for inclusion in the Social Inclusion Programme of WCCP, Bantý. An anticipated programme is suggested.</p> <p>22) Transport and Movement: Support for Cork-Swansea ferry, extension of bus services to the area, light rail from Cork to Ballydehob, Bantý airport</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>development, Helipad for Goleen, Upgrading of R591/1 to Crookhaven and extension to Mizen Head.</p> <p>23) Footpaths necessary in Goleen to Community Centre and from Crookhaven to Barleycove Holiday Park.</p> <p>24) Car parking required at Ballyrisode, Goleen and Barleycove beach.</p> <p>25) Lowertown and Toormore need sewerage plants and connection with Schull water supply.</p> <p>26) General suggestions are put forward in areas where telecommunications and alternative energy can be developed.</p> <p>27) A mechanism to view more of the historical sites safely, with permission and insurance is necessary.</p> <p>28) Environmental protections should be more flexible.</p> <p>29) Landscape Character Assessment - The submission provides a very detailed description of the landscape character of the area including notable landscape features, settlement patterns and facilities in the area. Suggests that sensitive development is possible and necessary but there should be consistent flexible planning. Group seek inclusion in any consultation for assessment of the landscape.</p> <p>30) Assistance should be given to the owner of the Three Castles to restore it from dereliction.</p>	
Goleen	5,655	Murphy, Denis and Marian	<p>1) The submission states that the lands are located to the west of the town and outside the designated scenic landscape.</p> <p>2) Submission concludes that the existing LAP does not seek</p>	It is considered that there are likely to be adequate lands available within the current Goleen

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>to preserve the setting of the village where these lands are located.</p> <p>3) Infrastructural deficiencies are a key problem for the village and are restricting existing zoned land development and the potential of the village.</p> <p>4) History of planning on the lands in question and adjoining lands is outlined. Suggested that area is not suitable for multiple dwelling development but could take individual dwellings without threatening the village setting of Goleen.</p> <p>5) Submission states that inclusion of these lands would achieve the intentions of 50% of future growth in villages and rural areas as set out in Outline Strategy and would prove more sustainable and suitable location than alternative of dwellings in open countryside.</p> <p>6) Lands are located in close proximity to existing services and it is suggested are located in a suitable location for the expansion of the village for a number of reasons.</p> <p>8) Access from the junction will be improved as a result of recently issued permission to facilitate Coast Guard development.</p> <p>9) Landowners of these subject lands are agreeable to providing the Council with lands to carry out any works along this minor roadway that is deemed necessary.</p> <p>10) Subject sites can provide wells and own treatment plants.</p> <p>11) High volume of refusals in Goleen relating to inadequacies in infrastructure poses a threat to the development of the village.</p>	<p>development boundary to cater for the appropriate level of growth necessary in the settlement. A detailed assessment of this will occur during the preparation of the draft Local Area Plan.</p>
Goleen	5,751	Saville Construction Services	This submission requests the residential zoning and inclusion of lands at Goleen within the	It is considered that there are likely to be

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
		Ltd.	development boundary. It states that mains water and sewerage are available on the public road which serves the property.	adequate lands available within the current Goleen development boundary to cater for the appropriate level of growth necessary in the settlement. A detailed assessment of this will occur during the preparation of the draft Local Area Plan.
Kilcrohane	5,075	Spillane, Noel and Elaine	The submission requests that the 0.75ac subject lands are included within the development boundary of the village nuclei. adjacent to all existing services and is suitable for development.	Noted. Further consideration will be given to the zoning request through the process of preparation of the draft local area plan.
Kilcrohane	5,489	Muintir na Tíre (Bantry)	<p>1) Submission notes the importance of tourism to the Sheeps Head Peninsula (Eden Award as a European Destination of Excellence). Request that the road from Durrus to Kilcrohane be upgraded from R to L status in recognition of its touristic importance</p> <p>Ahakista Issues:</p> <p>2) Support the preservation of the dense vegetation and tree cover in centre of Ahakista village and improvement of street lighting in this area.</p> <p>3) Support the development of an amenity centre or playground/community space in the village.</p> <p>4) Request that design be sensitive to and compatible with local scenery.</p> <p>Kilcrohane Issues:</p>	Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>5) Overdevelopment of housing has occurred in Kilcrohane. Much is not in keeping with the character of the village with majority of houses vacant for much of the year.</p> <p>6) Needs to be a sustainable balance between houses for holiday and for permanent occupation.</p> <p>7) Consideration should be given to developing a social housing element for older and isolated people living in outlying areas.</p> <p>8) Submission suggests that a space could be designated for a retail area perhaps for the sale of local crafts or small-scale cottage industries.</p> <p>9) Submission suggests the development of a looped amenity walk along the shoreline from Kilcrohane pier to Feramanagh Lake and back towards the village.</p>	
Kilcrohane	5,809	Thomas, Gerald J and Sheehan, Patricia M.	<p>1) The submission states that the village of Kilcrohane has been overdeveloped.</p> <p>2) It states the wrong form of development has occurred i.e. holiday home estates vs individual homes for people to live in</p> <p>3) Concern that the village has sprawled inappropriately.</p> <p>4) Concern that contamination of sea water will occur during summer season when homes are occupied and that bay would be polluted.</p> <p>5) Request no further zoning of land and request that current zoning is reviewed and amended.</p>	Submission is noted. Detailed consideration will be given to the issues raised in the preparation of the Draft Local Area Plan.
Lowertown	5,272	Lowertown Development Association	The submission includes a description of the existing village nuclei and outlines the issues of concern for the Lowertown area. It highlights	Submission is noted. Further consideration will be given to the issues raised

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>the potential of the area and states that it needs further encouragement. In particular the following are noted:</p> <ol style="list-style-type: none"> 1) Church and a successful creamery are located in the Lowertown settlement. 2) Accessibility, particular due to availability of transport, has led to population growth in the area 3) Most houses in the area are inhabited due to the convenience of services. 4) Need to maintain opportunities for people to work and live in the area. Alternative enterprises need to be considered due to demise of farming and fisheries and the construction industry. Support for small units or projects and investment. 5) Need to develop better tourist facilities. Immediate investment necessary in the Mizen Walk which has potential to create employment. 6) Transport has an important role. Light rail to Bandon or Clonakilty would promote the region. 7) Renewable energy/alternative energy sources must be supported. 8) History of planning permission problems. Community agreement exists that planning should be granted to farmers sons or daughters once they agree to proper guidelines. 9) Maintain the local creamery and encourage its expansion. Area around Creamery should be zoned for business development. Co-op should not be relocated to Schull. Consideration should be given to a garden centre in the area. 10) Support for Swansea/Cork ferry 	<p>during the preparation of the draft local area plan.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>11) Family Resource Centre/Health Centres should be considered for this area. Community Caring projects should be encouraged. Planning for a nursing home previously refused.</p> <p>12) Village Nuclei should be extended to 2km to give more opportunity to avail of services.</p> <p>13) Rural Workers and Community Services Programme workers should be supported and expanded for local family employment.</p> <p>14) Develop a policy objective in conjunction with the West Cork IFA to help sustain the traditional farm family and townland settlement.</p>	
Pearson's Bridge	5,747	Cronin, Vincent	<p>1) Request that proposal for some development to the southern side of the roadway is considered. It is stated that this will balance the village, provide more massing, enclosure and, indeed, enhance road safety by the provision of traffic calming, etc</p> <p>2) Submission states that the applicants will refrain from any development on the southern side of the roadway until such time as all permitted units have been completed to the northern side of the roadway. A map of the proposal is submitted.</p>	It is considered that such a proposal at the suggested size and scale would not be in keeping with the settlements current designation in the settlement network as a village nuclei.
Schull	5,019	O'Keeffe, Stephen	<p>The submission states that the planning permission granted by Cork County Council was much more than a 'community marina' and involves development of the whole harbour.</p> <p>The submission states that it would hope that the local area plan would support the development of the harbour to facilitate all users and to become a primary hub in the marine leisure infrastructure for West Cork.</p>	Submission is noted. Full consideration of the issues raised will take place during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Schull	5,058	Collins, Moira	<p>The submission states the following</p> <ol style="list-style-type: none"> 1) Mizen Peninsula should be declared a National Park with strict planning laws. 2) Infrastructure is problematic - water, roads and sewerage. 3) Further development of zoned lands should be ceased. 4) Local persons should be facilitated and not speculative housing stock/second homes. Projected population rise could be accommodated in existing housing stock. 6) Abuse of planning laws should incur stricter penalties 7) Tourism is the most viable industry in the area. Visitors comment constantly at the despoliation of this beautiful area. 8) Development along the cliff walk or harbour area will be destroyed by any building along it. 9) Health and Safety has closed a local trout lake and restricts access to the abundant archaeological remains. Negotiation could exploit tourist potential of these. 10) Support the initiative for a walking route from Ballydehob to Goleen 11) Design in the traditional Irish villages of West Cork should be treated sensitively. Inspiration should be sought from smaller towns in France but not suburban Britain i.e. appropriate street furniture, etc. 12) Villages should be the heart of the hinterland. 13) Traffic policing is the best solution in relation to traffic congestion. Existing public space should not be used for parking/cars. 14) Flooding - Hard engineering will not solve flooding problems. This has 	Submission is noted. Full consideration of the issues raised will take place during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>been caused by interference/blockage of watercourses by various parties. River should have not been piped. Loss of soakage areas should not have been permitted. The river banks have been compromised by various works to date.</p> <p>15) Future of the refuse facility or alternatives?</p> <p>16) Amenities in the town of Schull for locals/tourists are positive. Sea walk should not be despoiled. Hotel would totally ruin this lovely walk.</p> <p>18) Decisions need to be less map/office based and should be based on actual examination on the ground.</p>	
Schull	5,103	Swanton, Maria	<p>This submission requests that the site is considered for rezoning for residential purposes for the following reasons:</p> <p>1) Mains water and sewer around the site</p> <p>2) Site is within the town speed limit boundaries</p> <p>3) Represents the natural progression of development in the area and will enhance previous and recent development</p>	The site is located well outside the existing development boundary for Schull and within the designated Green Belt.
Schull	5,488	Walsh, Ricky - Walsh Group	<p>1) Site is located on the old Golf Club at Coosheen, Schull and is composed of 6.5 acres.</p> <p>2) It is suggested that representations have been made to the County Manager who is broadly in support of a Resort Type Development to benefit the area. Letter to this effect is attached.</p> <p>3) Reference is made to the support of the Marine Leisure Infrastructure Strategy for West Cork. It is suggested that the provision of a Resort style development would be ideally located to implement the recommendations outlined in the Strategy.</p> <p>4) The nature of the use</p>	Noted. The submission relates to lands which are located well outside the town boundary of Schull on the former Schull Golf Course.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Schull	5,379	Walsh, Ricky - Walsh Group	<p>proposed would involve a Marine Based Resort providing a base for watersports, restaurant, a Wellness Centre and 10-15 high-end centrally managed holiday residences available for short-term letting. It is stated that the Resort would be linked by ferry to the marina/pier in Schull to reduce reliance on car use for residents. It is suggested that a successful and worldwide popular resort operator in Asia is keenly interested in the venture which would be unrivalled in European terms. Request that the Council attach a specific zoning to the lands to allow for the provision of a Marine Leisure Related Resort as described.</p> <p>1) The submission requests action to secure the delivery of essential infrastructure in Schull particularly in relation to the clients lands.</p> <p>2) It states that there is in effect no land available to meet the growth targets and that previous commitments for infrastructure have not come to fruition. It is stated that there have been protracted issues in relation to sanitary infrastructure on the lands within the clients control which the local authority have not resolved.</p>	<p>Submission is noted. Further consideration will be given to the issues raised during the preparation of the local area plan.</p>
Schull	5,679	Sheehan, Dermot (Cllr)	<p>1) The submission outlines that a major reassessment of our ideology must occur and suggests that simplicity should be the first step. It questions present concepts stating that the present oversupply of zoned lands may be a myth when no independent research into its immediate or long-term availability has been undertaken. It suggests that accessibility, pending taxation legislation and lack of finance will curtail and stagnate</p>	<p>Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p> <p>2 zoning submissions requested Site A - Danny Sheehan lands - Lands are located</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>availability of such 'available' areas. The submission suggests that the strategies outlined in the County Development Plan 2009 may now be considered no longer appropriate and need review. It is suggested that they represent unattainable aspirations.</p> <p>2) The submission states that population trends to 2020 are now in a very serious and questionable position. Viability of 70/30 strategy is questioned and potential devastating consequences on the rural hinterland are outlined. States that this must be immediately addressed.</p> <p>3) The submission supports an increased emphasis and direction toward the unique social, cultural, living vibrant communities and their progression and growth. Tradition of the countryside must be maintained by acknowledging the importance of the townland, local school, local village, parish jersey. Town and villages must grow but not as ghettos or lethargic hamlets.</p> <p>4) The submission suggests that natural economic resources offer a potential key. It recognises agriculture at the core of rural existence and suggests its future needs to be explored and developed further in the LAP. In particular it outlines support for local food production. The submission includes an innovative suggestion that research has demonstrated that parts of West Cork have the potential to be suitable for vine growing and development of a co-operative industry.</p> <p>5) The submission also outlines that tourism has a significant role to play particularly the Marine Leisure Infrastructure</p>	<p>directly to the east of the development boundary and within the GreenBelt. Site may have some merit for suitable alternative zoning given its location and will be further assessed.</p> <p>Site B - Hegarty lands - Lands are located outside the existing development boundary for Schull and within the designated Green Belt GB1-2. The policy in this area allows for small scale and individual house development in a rural setting. It is considered that the current designation of these lands allows for low density housing (subject to the parameters set out for objective GB1-2)</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>Strategy. A 5-year implementation plan should be produced.</p> <p>6) Marine – The submission states that the plan should support the livelihoods of inshore fisherman whom are facing extinction. Aquaculture is supported but it is recognised it has limitations as regards to job creation, community economic gains and evolving environmental problems.</p> <p>7) The submission expresses concern that rivers, lakes and streams are being negatively affected. A multi-agency approach to their management is required.</p> <p>8) Infrastructure – Accessibility to all 3 peninsulas is important.</p> <p>9) LAP should encourage and accommodate migration of people who will be of value to the indigenous community.</p> <p>10) Requests that the plan is pro-active in rejuvenating the electoral area.</p> <p>The submission also includes 2 maps of Schull with specific proposals for inclusion.</p> <p>A) Danny Sheehan - Lands to the east of the development boundary which it states are suitable for housing/commercial/commercial warehousing.</p> <p>B) Diarmuid & Marion Hegarty – Lands which are suitable for low density/infill housing. Available mains water and would complete aesthetic quality of the area.</p>	
Schull	5,699	Goodbody, Swithun	<p>The submission states the following:</p> <p>1) Noise pollution is an issue. Rock breaker usage is a disincentive to tourists in the area who come to the area seeking peace and quiet.</p>	Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>Presently it is unregulated.</p> <p>2) Enforcement of existing parking regulations in the main street is a solution to traffic congestion.</p> <p>3) Existing open space close to the shore should be retained for public use and not incorporated into the proposed marina complex.</p>	local area plan.
Schull	5,722	O'Mahony, Ger	<p>The submission requests the zoning of lands for residential purposes at Schull. Lands are currently located within the Green Belt</p> <p>It is stated that the land is already serviced, is located adjoining existing residential development and would be suitable for low density development</p> <p>It is suggested that the inclusion of the proposal would be within the natural boundary of the town. Site in question is 0.345 hectares in size.</p>	The submission is located within the Greenbelt but directly adjoining existing built up area and zoned residential lands. Full consideration of the suitability of the proposal in question will be assessed during the preparation of the local area plan.
Schull	5,736	D'Alton, Bridie	<p>1) Population Growth Strategy - The submission questions the population projections for the town and expresses concerns that those in rural areas may be forced to live in housing estates within the town. It states that many of the existing holiday home developments remain empty in the town throughout the year, many of the existing developments remain unfinished and are an eyesore and states that people in these areas do not want to live in housing estates. Submission requests clarification as to how the town will provide for a permanent population.</p> <p>2) Employment Strategy - Submission queries where the jobs targets will come from, particularly when between 2003-2008 none of the land for business use was taken up. It</p>	Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>states that in order to be realistic lands currently zoned for business use need to be redefined to include a broader range of uses such as recreation, culture and arts, or social/community use.</p> <p>3) Specific use for hotel on identified site should allow for other uses (not excluding hotel) as there is an existing hotel in Schull.</p> <p>4) Quality of Life - Report by West Cork Development Partnership on 'Social Inclusion in the Mizen Peninsula' published in 2009 can provide much information on necessary facilities for the area and should be consulted.</p> <p>5) Traffic management - Provision of the relief road would benefit the town enormously and would provide an opportunity to really enhance the Main Street.</p> <p>6) Walking/Cycling - Proposals are in place to provide Sli na Slainte walkways in and around the town and to provide a Mizen Head Walk on the peninsula. Should be included in the plan. Off road routes for walking, cycling and mountain biking should be introduced.</p> <p>7) Town Walking Routes - Submission suggests a number of new walking/running routes in the town to take in many listed amenities: Extend footpaths on the Ballydehob side of the town out to the 'old workhouse' junction; extend footpath on Colla Road so that it meets up with Foreshore walk ending at the cemetery; provide a path from Cadogan's Strand to Foreshore Walk; provide a running path along the foreshore.</p> <p>8) Cadogan's Strand Project - Schull Tidy Towns project (in conjunction with Cork CoCo)</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>at Cadogan's Strand proposes to include a picnic area, safe parking and beach access and should be included in the plan. Further details of this are attached to the submission.</p> <p>9) Pier - Pier area should be cleaned to allow for civic activities, festivals, etc. Area beside the pier at the east-end car park/children's playground has a natural incline with stunning views and would be ideal spot for an outdoor performance area/amphitheatre. It should be designated 'significant open space'</p> <p>10) Harbour - Implementation date for the marine related facilities should be included. Detailed plans for the Harbour Development should be included in the plan. Interim solutions should be detailed to alleviate boating congestion during busy periods.</p> <p>11) Country Market - Permanent space should be provided.</p> <p>12) A designated Arts Centre should be provided in the plan to provide for artistic tradition in the area.</p> <p>13) Aged Housing - Scheme has been prepared near the Town Park which should be included in the plan.</p>	
Schull	5,735	Brosnan, Jeremy	<p>1) Submission supports the development of Schull harbour in revitalising the town and providing further employment.</p> <p>2) Petrol station in town is necessary and present location is suitable. Level and type of retail should be carefully considered with regard to impact on town centre.</p>	Submission is noted. Further consideration of the issues raised will occur during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			3) The submission states that the interested party (Brosnans Eurospar) have attempted to alleviate car parking by providing a large car park. Submission suggests that U-01, C-01 & T-01 be turned into a large public car park with direct access onto the main street of Schull also having access and direct links to schools and church. This plan could form part of northern relief road. Would like to discuss such a proposal with the local authority.	
Schull	5,772	O'Sullivan, John & Kathleen	<p>1) This submission seeks the inclusion of lands within the development boundary. A comprehensive report is detailed outlining the merits of inclusion of the site in question.</p> <p>2) Site is 0.30hectares and is located within the Green Belt and Scenic Landscape is designated to the south and west of the site.</p> <p>3) Site is located adjoining residentially zoned lands</p> <p>4) Submission proposes that site represents an infill site, area has not retained its green belt character, and a development would be more acceptable than allowing one off dwellings in the countryside.</p> <p>5) The submission proposes that the site is close to existing community services, has the benefit of sewer and mains and is within the 50km speed limit.</p> <p>6) While scenic location is recognised it is contended that a dwelling could be sensitively sited and blend with pattern of existing development in the area.</p>	The submission relates to land located along one of the main approach roads into the settlement of Schull and would contribute to and exacerbate a ribbon development problem in this area. The proposed site is also located outside the currently settlement boundary and remote from the existing built footprint of the town.
Urhan	5,041	Urhan Community Council	<p>The submission states that:</p> <p>1) Urhan Community Council have provided an amenity area at Travara, Urhan which consists of toilets, showers and</p>	Submission is noted. Full consideration of the issues raised will be assessed

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>playground. There is future provision for a picnic area with landscaping. The submission would appreciate if this facility was included in the plan and would welcome any funding for operational/commissioning costs where available from the council.</p> <p>2) The slipway at the pier is in need of urgent repair, as it is not suitable to launch a boat.</p>	during the preparation of the local area plan.

Appendix A (ii)

List of General Submissions relating to the Electoral Area wide issues

Submission No.	Interested Party	Summary of Submission	Response
5,015	Flavin, Tony	This submission questions why local authorities are outside the control of the county senior planner and despite having development plans and guidelines can do what they like. The submission proposes that local authorities and councillors should have no control what so ever as they are not qualified and they disregard the decisions of qualified people.	The contents of the submission are noted.
5,024	County Cork VEC	This submission welcomes the emphasis on the need for educational, sports and recreational facilities and considers the zoning of lands for these purposes as essential. Submission makes reference to the recent success in securing sites for schools in Bantry and Skibbereen where the CCVEC, Cork County Council and the Department of Education & Science collaborated. The submission identifies the need to zone sites for post-primary education in Carrigaline and Carrigtwohill and welcomes the opportunity to discuss this further.	The review of the LAP will include consideration of and provision for the educational requirements of each EA.
5,027	Bus Eireann	This submission highlights the improvements to bus services in the county in recent years and the commitment to continue this with the assistance of the Councils. The submission highlights the need to encourage modal shift in line with Government and local strategies and the key role infrastructure improvements play in achieving a positive whole trip experience. Key elements in ensuring modal shift are listed as follows; competitive and reliable journey times; range and scope of	The LAP review will take into consideration bus services availability and how the use of such services can be maximised.

Submission No.	Interested Party	Summary of Submission	Response
		<p>destinations; attractive frequency; and, convenience of use. Adequate bus priority measures and infrastructure (bus stops) as an integral part of the planning process are highlighted as essential.</p> <p>The submission welcomes the referral of planning applications of a certain scale to Bus Eireann for comment and highlights the following infrastructural items as being of importance to public transport provision - accessible, safe, comfortable, well lit, wheelchair accessible bus stops that can be accessed by people with disabilities; bus stops at schools should provide a safe environment to school children; maximise free-flow of traffic by adjusting parking and traffic systems; and consideration to allowing public transport use the hard shoulder when entering and existing towns.</p> <p>The submission also suggests that provision be made for overnight parking of buses for early morning departures in outlying towns. The submission is accompanied by recommended designs from the Quality Bus Network Project Office for Bus Stops suitable for Wheelchair Accessible Coaches.</p>	
5,005	Blackie, Jenny	The submission states that no more houses should be built until a large proportion of empty, or under-used holiday homes are sold and occupied year round.	Noted. The issue of vacant houses within the settlement network will be considered in the LAP review.
5,068	Rossdale Enterprises Ltd	The submitter urges the Council to recognise the need for greater co-operation between the Council and Developing Companies. It acknowledges the clear vision of the strategy for development along the rail line and the investment made by developers to achieve this objective. The availability of infrastructure in Blackpool,	Further consideration will be given to the issues raised in preparing the draft plans.

Submission No.	Interested Party	Summary of Submission	Response
5,119	National Roads Authority	<p>Glounthaune, Carrigtwohill, Midleton and Cobh is referenced.</p> <p>The submission requests that the area plans recognise a) the need to maximise the use of land along the rail line and limit development / zoning elsewhere, b) that minor deficiencies in infrastructure are challenges and not obstacles to development or zoning, c) the reduction in cashflow / profit of developers in current market means they will no longer be able to carry cost of addressing these deficiencies and this should be considered when assessing zoning proposals, d) the prioritizing of Developing Areas like Carrigtwohill for investment by the DoEHLG, e) the need for the Council to identify infrastructure deficiencies and seek Departmental funding to address them and , f) the need to concentrate employment and residential development along the railway line in recognition of the investment already made in this area and to ensure optimal return on this investment.</p> <p>Submission states that primary function of NRA is to secure the provision of a safe and efficient network of national roads. National roads account for 6% of road network but carry 40% of traffci and 98% of freight traffic.</p> <p>The submission welcomes consultation on the ten Outline Strategy papers and requests that the following be considered: 1. Protection of Existing National Routes: The submission advises that local area policies should be adopted so as to avoid the undermining of the strategic transport function of existing national roads, by proposing measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework</p>	<p>The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>of providing an adequate local road infrastructure as advocated in the current Cork County Council Development Plan. The traffic generated from planned development should be quantified and addressed in the preparation of the local area plans, with appropriate planning strategies identified as to how such traffic/trip demand is to be catered for. All options in catering for trip demand should be addressed, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes, promoting good planning strategies and avoiding inappropriate development that negatively impacts on national roads. Council consider the impact (cumulative) that the development of the settlement plans could potentially have on the national road network. Strategic transport assessments are undertaken to inform land use and access proposals in preparing the plans and identifying development lands. The LAP should reflect and safeguard the strategic role of national roads and associated interchanges/junctions in catering for the safe and efficient movement of major inter urban and inter regional traffic. When zoning land regard should be had to the preferences outlined in the Retail Planning Guidelines. The policies outlined in the Sustainable Rural Housing Guidelines should also be taken account of.</p> <p>2. National Road Projects. A list of such projects is provided in a table with the Electoral Areas which each scheme affects also indicated. Objectives, policies or rezonings should not compromise the road planning and route selection, alter the function of</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>these roads or increase the cost of land.</p> <p>3. Metropolitan Cork Area. The NRA recognises the strategic national importance of the development of the MCA as a gateway and supports priorities identified in the NDP and NSS. LAP needs to protect the carrying capacity of the existing and proposed national roads network. Submissions states that a number of LAP's in particular Blarney, Blarney-Kilbarry SLAP, Carrigaline, Midleton and Midleton SLAP fail to meet CDP objectives INF 3-1, 3-3 and 3-6. Local traffic should be catered for on local roads.</p> <p>4. Park and Ride/Green Bus Routes. Supports the provision of public transport but notes that funding of public transport infrastructure such as park and ride and bus priority lanes are outside their normal remit and costs of such should be borne by local authority.</p> <p>5. Development Contribution Schemes. If road improvements required as part of a development then such costs of road upgrades should be borne by the developer.</p> <p>6. Noise. Planning applications should identify and implement noise mitigation measures where additional traffic generated breaches noise design goals on national routes.</p> <p>The submissions addresses issues within each of the 10 EA as follows;</p> <p>a) Blarney EA LAP. Need to ensure that policy objectives and planned development of the Atlantic Road Corridor are not undermined by inappropriate or premature development. Need to ensure that the planned upgrade of the Dunkettle</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>Interchange is supported in the plan. Current Council proposals for accessibility mitigation measures do not constitute an adequate response to what is required to ensure the intended function of the interchange and more work is required. Also the councils current proposals to upgrade the interchange are incompatible the NRA's objectives for the junction. It will not be appropriate to have development junctions along along the N22/N20/N8 Cork Northern Ring road as it is not intended as a distributor road. Does not support the inclusion of a junction to serve the proposed Monard development.</p> <p>b) Midleton EA LAP. Supports the preparation of the Midleton and Carrigtwohill Traffic and Transportation Study. Does not support the proposed location of retail development in Carrigtwohill. Should reconsider objectives I-06 and I-07 in Carrigtwohill and Knockgriffin/Water Rock and Baneshane in Midleton, such employee intensive uses should be located close to the railway station. A single access should be provided to I-01 and I-02 in Killeagh and I-01 in Castlematyr. The N25 Carrigtwohill-Midleton scheme is at preliminary design stage and the N25 midleton-Youghal is at constraints stage.</p> <p>c) Carrigaline EA LAP. Appropriate local transportation infrastructure to service generated trip demands should be put in place for Ringaskiddy Port, Airport, Carrigaline, Cork City-South Environs and Curraheen. A fully integrated LUTS should be carried out for the Ringaskiddy port and industrial areas and the proposed Cork Science Park. It is noted that the Science Park has excellent potential accessibility to public</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>transport/sustainable transport. The CIT link road to the national road network would only be considered if provided as a busway scheme. The proposed Cork Southern Ring Road interchange upgrades are dependent on the availability of funding. Consultants were appointed in 2006 to advance preparation of the N28.</p>	
		<p>d) Macroom EA LAP. The N22 road improvement scheme which includes the Macroom Bypass has been published and submitted to an Bord Pleanála.</p>	
		<p>e) Mallow EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is being progressed as a single scheme. Re-examine land use objective CO-1 and statement included 10.4.8 with respect to the Section 6.3 of the CDP, 2009.</p>	
		<p>f) Fermoy EA LAP. Notes para. 3.1.13 and 3.1.43 of the Outline Strategy and request consultation with respect to any proposal in proximity to national roads and refers to section 6.3 of the CDP. Supports reference to NRA online service area under section 4.1.9.</p>	
		<p>g) Kanturk EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is being progressed as a single scheme.</p>	
		<p>h) Bantry, Skibbereen and Bandon EA LAP. The Draft Clonakilty Transportation Plan should address the protection of capacity of the N71. Should re-examine land use objective I-01 with respect to Section 6.3 of CDP. In Skibbereen land use objectives I-02, I-03 and R-03 should be re-examined with respect to Section 6.3 of CDP. In Bandon any additional</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>employment and retail development lands referred to under sections 3.1.5 and 3.1.8 in the Outline strategy are tested stringently with respect to Section 6.3 of CDP.</p> <p>The protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local roads i.e non national. Would welcome an opportunity to further discuss the issues raised in the submission.</p>	
5,129	Irish Farmers Association (Cork)	<p>The submission is made by Cork IFA and highlights the important role that agriculture and food production plays in Co Cork. The submission states that planning policy at national and local levels should support and reflect this important role. More specifically the submission states that: 1. Agriculture and food production is more progressive and efficient here in Cork than other counties, leading to job creation in food production and associated services, which is a major benefit to local people and the local economy. 2. The industry should be supported in every way by the authorities, particularly in terms of encouraging people into food production and agriculture generally. 3. REPs and other schemes have been beneficial for the community and economy. 4. Planning policy should support farm enterprise and the provision of the necessary farming facilities. 5. The provision of infrastructure and the maintenance of the network of rural roads will pay dividends to the rural economy</p> <p>Need to emphasise the</p>	<p>The LAP review will continue to support the key role of the agricultural industry in rural Ireland and make provision where possible for its continued development.</p>

Submission No.	Interested Party	Summary of Submission	Response
		importance of agriculture in the commercial and social life of County Cork. Need to maintain all existing services in rural areas such as post offices etc. Access and the transport of goods a key issue, the Bandon Bypass in its current form is too steep. Need to provide overtaking bays along main road where opportunities for overtaking are limited. Notes that last CDP dealt comprehensively with rural areas but this review should not ignore such areas.	
5,277	Keane, Margaret C	This submission raises a number of issues relating to the County as a whole 1) the rivers should be dredged yearly to help reduce the risk of flooding 2) All housing in rural areas should be low density 3) The sewerage and waste from key villages should be directed to the nearest town and have one treatment plant for each area. 4) Waste should not be allowed to enter rivers 5) In order to finance the preceding points water rates and rates should be charged for five years. 6) Finally, where possible there should be a white or yellow line along the kerb side of all secondary roads.	The flooding and infrastructure issues raised will be dealt with further in the draft LAP's.
5,281	Construction Industry Federation (Cork Branch)	(1) This submission stresses the increased imperative, in the current economic climate, of the Council working in partnership within the CIF in preparing the LAPs and for all parties to strive to promptly realise the plans once adopted. If the right plans, and all necessary infrastructure are put in place then a development upturn can be facilitated, assisting local and national economic growth. The LAP review process provides the Council with the opportunity to: a) demonstrate leadership, innovation and a sense of urgency in resolving current challenges, b) commit to a programme of focussed and prioritised infrastructural investment and the equitably	Noted. The issues raised will be given further consideration during the preparation of the draft LAP's

Submission No.	Interested Party	Summary of Submission	Response
		<p>embrace solutions which can be delivered by, or in partnership with, the construction industry; and c) embrace measures which simplify the increased quantum of plans/ masterplans, regulations and assessments required. (2) Submission continues to state that Council should provide clear zoning objectives and pursue alternative approaches to securing objectives, such as working closely with the construction sector, to provide infrastructure. The LAPs should be reviewed after 2 years to ensure they reflect demand and market conditions. (3) CIF continues to have concerns about the spatial distribution of zoned development land while it is accepted that overall, there is enough land to meet a 6 year LAP timeframe. Clarity needs to be brought to the issue of the time span of these LAP – 6 or 10 years as this has significant implications for the land supply required. (4) A number of specific measures have been identified would could help hasten more favourable development conditions:</p> <p>CASP & CASP UPDATE: The CIF is of the view that the dwelling output targets set for Cork City for the 2006-2020 period are unachievable and will constrain development within Metropolitan Cork. In addition the Departments Guidelines on Sustainable Residential Development in Urban Areas will serve to limit development in the smaller towns and villages thus limiting their ability to absorb additional development in the future. The County Metropolitan Area will need to accommodate additional growth and the County Development Plan should be amended to enable the LAPs to make adequate allowance for this. The disparity between CASP</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>targets and estimated growth patterns are indicative of a number of issues which should be addressed by the LAPs: - a) the lack of zoned lands in preferred market locations, b) the lack of adequate road and service infrastructure, c) lack of emphasis on Market needs, d) lack of front loading of infrastructure provision and strong marketing campaigns for key target growth areas, and e) lack of effective implementation structure to drive forward the needs of the key target growth areas. CASP Update should be reviewed when 2011 census figures are available so that appropriate strategy adjustments can be pursued.</p> <p>INFRASTRUCTURE: CIF supports the concept of targeted infrastructure investment, especially in areas where development of zoned land has been constrained for some time by lack of infrastructure e.g Mallow and Blarney which both have significant water supply constraints. Council should adopt a more aggressive approach in seeking necessary funds, tax designations etc. to progress the CASP strategy. Approach to infrastructure delivery needs to be overhauled and time frame for delivery shortened and a number of suggestions are given in this regard. Opportunities for PPPs to fund infrastructure need to be identified. Unrealistic for the Council to require future infrastructure provision to be the primary responsibility of developers – there needs to be an equitable balance between public and private sector funding.</p> <p>PLANNING GAIN: two major planning gain policies have been introduced in the last 10years - Part V requirements in relation to the provision of social and affordable housing and Councils</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>Recreation and Amenity Policy requiring the provision of facilities within developments / payment of a contribution in lieu of provision. In addition development contributions have increased dramatically. The Planning Bill proposes further planning gain requirements in the form of schools, flood relief schemes and broadband provision. An 80% windfall tax is also proposed. Cumulative impact of all these measures is to stifle the recovery of the residential development market. Council should call for a national review of planning gain and undertake its own review and address issues within the LAPS where possible. Specifically the LAP's should acknowledge that many areas have limited or no demand for affordable housing and a reduced Part V obligation should apply in these areas – varying percentages to apply as appropriate to each area. In relation to the Council's Recreation & Amenity Policy it is suggested that where there is a specific objective on a site for the provision of a specific amenity such as a playing pitch or a walk, this should be capable of being off set against the facilities required under the Recreation and Amenity Policy. At present no allowance is made for such objectives in calculating requirements under the Policy. Furthermore, the CIF is concerned that the Council is progressing this policy in advance of its own ability to effectively manage the additional estate management burden. The Council's insistence on the provision of facilities with easy maintenance, tarmac surfaces surrounded by fencing and limited or no play equipment can lower the residential amenity of many developments and is a retrograde step. LAP's should establish clear objectives to</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Policy even if this means a greater reliance on monetary contributions for the provision of off site facilities or more emphasis on 'casual play spaces' in line with Departmental Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>CRÈCHES : While acknowledging national guidelines on crèche provision it is felt that these result in an over provision of facilities and the standards of the Barcelona Agreement are more appropriate. Local Area Plans should reinforce the flexibility offered by the County Development Plan policy on crèche provision (.. normally be provided) by noting that if it is clearly established that there is no demand for an existing crèche, favourable consideration will be given to changing its use.</p> <p>MARKET CONSIDERATIONS : While development needs to be planned, it is important that the planning process takes account of what the market requires and in many areas, for example, very high density developments will not be accepted by the market and density provisions need to be more flexible. In the majority of locations the market will not accept density greater than 10-12 units per acre and favours detached, semi detached and terraced housing. Apartment schemes have been of limited success in the city and have little prospect of being successful in the Satellite / Ring Towns or smaller outline towns and villages. Higher densities only work in urban locations or on special sites with a combination of beneficial factors such as good public and private transport access and views of water. Development of</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>units for which there is no market demand is not socially or economically sustainable and LAP's need to critically review density requirements for all settlements and consider market needs in each area.</p> <p>ZONING / WINDFALL TAX: concerns about lack of information on how windfall tax is to be applied on "any change in zoning" and potential impact of any changes to the current zoning objectives in terms of liability for this tax e.g a change from stand alone industry to general industry. Council needs to have regard to the potential economic impact of amending zoning objectives and give consideration to maintaining the zoning provisions the 2005 LAPs as they are.</p> <p>SEA / HIA : concerned at impact of these Directives on the complexity of planning process and the status of long established zonings. Where environmental issues arise which result in the omission, part omission or amendment of existing zoned lands the CIF request that they are consulted in advance of the publication of the relevant draft plans . Clarification on timeframes for these processes is also sought.</p> <p>Document usability – Better linkages should be provided between the County Development Plan mapped objectives for the greenbelt, rural housing control zone and heritage objectives and the LAP documents. It should be evident from the LAP documents where controls / constraints apply without having to revert back to the County Development Plan documents.</p>	
5,263	Urhan	The submission highlights	Submission is noted.

Submission No.	Interested Party	Summary of Submission	Response
	Community Council	<p>concerns and comments involving the following:</p> <ol style="list-style-type: none"> 1) Review current policies in relation to once off housing in Coastal areas of West Cork in consultation with stakeholders. 2) Develop policy to help sustain the traditional family farm and townland settlement, in conjunction with IFA. 3) Current policy of encouraging population growth away from the rural areas and into villages and towns must be reversed as this is not with tradition in the area. 4) Develop local policy in areas of Coastal Zone Management, Principal Tourism Attractions and Marine Leisure. 5) Develop and improve infrastructure 6) Develop policies which would stimulate and develop job creation in areas such as aquaculture and agri-tourism. 7) Develop target and action plans in relation to Renewable Energy/Alternative Energy Sources 8) Develop Clear Development Plan Guidelines for agriculture/fishing and alternative enterprises 	<p>Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>
5,265	Special Scenic Landscape Committee & West Cork Planning Forum	<p>The submission highlights difficulties with the current planning objectives outlined in the County Development Plan 2009 and requests a full review of planning policy in the West Cork Area involving the following:</p> <ol style="list-style-type: none"> 1) Review current Rural and Coastal Policy in consultation with stakeholders. 2) Develop policy to help sustain the traditional family farm and townland settlement, in conjunction with IFA. 3) Current policy of encouraging population growth away from the rural communities will need to be amended to protect traditional settlements 4) Clarify site selection process 	<p>Submission is noted. Further consideration of the issues raised which are relevant to the LAP will be carried out during the preparation of the local area plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>5) Objectives regarding landscape and scenic routes will need to be amended.</p> <p>6) Regularly evaluate Development Plan Policies and National Planning guidelines to accommodate changing circumstances.</p> <p>7) Develop local policy in areas of Coastal Zone Management, Principal Tourism Attractions and Marine Leisure.</p> <p>8) Develop and agree specific programme for improvement to local infrastructure.</p> <p>9) Develop targets and action plans in relation to Renewable Energy/Alternative Energy Services</p> <p>10) Develop Clear Development Plan Guidelines for agriculture/fishing and alternative enterprises</p>	
5,605	Crean, John	<p>This submission suggests that the Council prepare a general zoning matrix in all Local Area Plans in order to offer greater clarity to the Development Control function of the Council and An Bord Pleanála. The submission states that at present there are areas in the County where the limited suite of development zonings applied in the Local Area Plans lead to situations where certain small scale developments may be interpreted as non conforming. The submission acknowledges that while there are certain provisions in the County Development Plan that seek to address this issue (Objective LAP 3-1) in some manner this is insufficient and vague. The submission states that the inclusion of a matrix in the Cork LAP's would allow for general and specific local issues to be taken into account and invite the Council to consider preparing a Zoning Matrix for the definition of uses "Permitted in Principle", "Open for Consideration" or "Not Permitted"</p>	<p>Noted. The Council intend to review how zoning is applied and zoning definitions as part of the review process and further consideration will be given to the issues raised.</p>

Submission No.	Interested Party	Summary of Submission	Response
5,329	Martin-Dyson, Thomas S.	<p>in various zones.</p> <p>The submission provides an account of current sustainable thinking and the concept of Transition towns as a model to deal with peak oil and climate change. The submission has a number of proposals:</p> <p>1) Propose that the council should give over land to the creating of a Community Supported Agriculture (CSA) Scheme i.e. a local farm, garden, agribusiness which the community has a share in. A description of the various benefits is included. Allotments could also be provided to dedicated gardeners. It is stated that a local CSA scheme is already in operation on the Sheep's Head which has been very successful. The submission states that the advantages of such a scheme include food security, reduction in carbon emissions, local sustenance and labour, stimulation of local economy, heritage and environment conservation, biodiversity and as an educational resource</p> <p>2) Allocate lands for sustainable local native woodland resource in a similar Community Supported Agriculture (CSA) scheme. Submission states that forestry should be taken into account in the future planning of local area plans.</p> <p>3) Request that planning take into consideration new buildings to be built out of renewable, sustainable, environmentally friendly and carbon reducing materials.</p> <p>4) Propose development plan would provide for a self-sufficient, natural built school with gardens and woodland</p>	Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the draft local area plan.
5,295	Beara IFA	The submission highlights concerns and comments involving the following:	Submission is noted. Further consideration will be given to the

Submission No.	Interested Party	Summary of Submission	Response
		<p>1) Review current policies in relation to once off housing in Coastal areas of West Cork in consultation with stakeholders.</p> <p>2) Develop policy to help sustain the traditional family farm and townland settlement, in conjunction with IFA.</p> <p>3) Current policy of encouraging population growth away from the rural areas and into villages and towns must be reversed as this is not with tradition in the area.</p> <p>4) Develop local policy in areas of Coastal Zone Management, Principal Tourism Attractions and Marine Leisure.</p> <p>5) Develop and improve infrastructure</p> <p>6) Develop policies which would stimulate and develop job creation in areas such as aquaculture and agri-tourism.</p> <p>7) Develop target and action plans in relation to Renewable Energy/Alternative Energy Sources</p> <p>8) Develop Clear Development Plan Guidelines for agriculture/fishing and alternative enterprises</p>	<p>issues raised during the preparation of the draft local area plan.</p>
5,482	O'Flynn Construction	<p>Permission was granted for a creche facility as part of the Brightwater and Drakes Point development, however the creche has remained vacant for 4 years despite serious efforts to secure an operator. This submission highlights the difficulties of the blanket application of the "Childcare Facilities Guidelines for Planning Authorities, June 2001". The submission states the LAP guidelines on child care provision are taken as requiring a creche for every 75 dwellings. The submission states that in fact this should be treated as only a guideline. In some cases there is little demand for such facilities and it therefore does not make sense to provide them.</p>	<p>The contents are noted. The policy issues raised relating to childcare provision are more appropriately dealt with in the County Development Plan. The site specific issues raised are considered a matter best dealt with by Development Management.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>Request that Council adopt a more flexible policy in relation to the provision of childcare, community and commercial facilities so that the relevant facilities can be provided within a particular area.</p> <p>The submission also includes a detailed proposal for a change of usage for a creche facility in the Brightwater development in Crosshaven. The proposal makes the case for a combined creche and primary care centre on the existing vacant creche site.</p>	
5,285	Birdwatch Ireland	<p>Submission states that Cork harbour supports wetlands and wild bird species of local, national and international importance. The wetlands and the bird species they support provide significant public benefits including amenity and recreation, flood protection, ecotourism as well as protection for priority wildlife habitats and species.</p> <p>The submission states that any proposal which adversely affects a site covered by the EU Habitats Directive and any decision making process must be subject to Appropriate Assessment. Concerned about impact of increased disturbance, loss of habitat or increased fragmentation of wetlands. Highlights the fact that the even small areas can be vital for the future of a species. Welcomes a strategic approach to all forms of development in coastal areas and the need for an ICZM approach. Need to consider regional and national port requirements. LAP process should be used to enhance and further protect the valuable wildlife assets of the harbour area so that the public benefits provided by this wildlife resource are protected for future generations and a truly sustainable approach to the</p>	The contents of the submission are noted and consideration will be given to addressing the issues raised as part of the preparation of the draft LAP's

Submission No.	Interested Party	Summary of Submission	Response
5,677	Harrington, Noel (Cllr.)	<p>future of Cork Harbour is adopted.</p> <p>The submission includes a summary of national and international obligations to protect wild bird interests in particular the Habitats and Birds Directives.</p> <p>The submission also includes a copy of "Protecting Irelands wild birds and their habitats- Why Birds Count- Policy and Advocacy Priorities" This document highlights the main areas of concern for wild bird conservation and provides a framework for developing policy relating to a wide range of areas of relevance to protecting wild bird species and their habitats. These include social and economic benefits, halting loss of biodiversity, network of protected areas, management and monitoring, sustainable management of land and sea, safeguarding our seas, protecting our wetlands, farming and wildlife, upgrading of uplands, providing wilder woods, dealing with climate change and delivering bird conservation.</p> <p>A list of birds on the "Red" and "Amber" endangered lists is included in a separate document.</p>	<p>Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>sufficient/deficient nature of available land.</p> <p>4) The submission suggests that there is insufficient commercial/industrial zoned land in all 3 major settlements and supports setting aside lands to allow for commercial/economic activity to provide jobs to the region.</p> <p>5) Peripheral nature of the Bantry Electoral Area is a difficulty but LAP should clearly identify that the area has a high quality of life, a well-educated young population and that much of the telecommunications infrastructure such as DSL broadband is available in most of the towns and villages. Cork County Council should support other state agencies in any effort to attract jobs to the region.</p> <p>6) Smaller villages have suffered from decline and loss of services such as post offices, garda stations and other support services.</p> <p>7) Submission states that population decline will also have to be addressed in the plan. Submission states that rural areas are particularly vulnerable. Support for one off housing in rural areas is outlined particularly where permanent year-round occupation is proposed and states that this should be supported in the plan and acknowledged.</p> <p>8) Policy proposals for the islands should be positively and imaginatively formulated. Decline in the population poses a huge challenge for all state agencies working in this area. Difficulties that island people experience on a daily basis should be recognised.</p> <p>9) Any part of the plan which would adversely affect the quality of life on the islands or any other rural areas should not be supported.</p>	

Submission No.	Interested Party	Summary of Submission	Response
5,712	Reynolds, Stan	<p>This submission makes suggestions on improving the public utility of Cork Harbour for residents and tourists. In order to avail of the potential recreational opportunities offered by the harbour the public need safe means of access in the form of public slipways, public piers and public pontoons. Almost all of the current infrastructure dates from the Victorian era, with the exception of more recent public facilities (pier and pontoon) provided in Crosshaven. Public access to the River Lee within the city is limited to ladders along the quay walls. It is suggested that Cork harbour be viewed as a public "commons" and that public access be provided. The review of the LAPs should make provision for the provision of publicly owned and operated marinas at a number of strategic locations around the harbour including Cork city centre, Passage West, Cobh, Aghada etc. Pontoons could also be provided at smaller locations and have advantages from a safety perspective as well as facilitating older / less mobile members of society in physically accessing their boats. Such facilities would open up opportunities for city dwellers to use the river and harbour for recreation. Regulations and charges could be introduced to give preference to smaller boats with no engine /low horse power engines to encourage gently pottering on the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching trailed boats are also required. Within the City a marina would also facilitate the Fire Brigade to station a small rescue boat on a pontoon with which to rescue</p>	<p>Noted. Further consideration to the issues raised around Cork harbour will be given during the preparation of the draft LAP's.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>people who fall into the river - at present the fire men have enter the river as swimmers to rescue people. The provisionos such facilites will improve access to the harbour and contribution to economic growth and job creation.</p> <p>It is further suggested that the number and density of boats moored upstream of Crosshaven could easily be quadrupled by switching to a mooring system based upon rows of fimber piles, spaces 60m apart, as seen for example on the Hamble River in Hampshire.</p> <p>Submission continues to express concern that the Council continues to view Ringaskiddy as a suitbale location for the relocation of the Port of Cork having regard to the fact that An Bord Pleanala have outlined several reasons why it is logistically and strategically unsuitbale for such development . opportunity should be taken with the LAP to delete references to Ringaskiddy being a suitbale location for the relocation of the Port of Cork. Finally submission includes some suggestions for developing tourism in the harbour - all the Napoleonic fortifications aound the harbour should be restored and opened up to the public</p>	
5,718	The Campaign for Sustainable Rural Housing	<p>This submission consists of a copy of STRIVE Report Series No.44 "Sustainable Rural Development:Managing Housing in the Countryside" prepared for the EPA.</p> <p>The report addresses the question of housing development in rural areas. central to this contentious debate is the concept of sustainability and its application to rural areas.</p> <p>Rural housing is a complex and multidimensional faceted public policy issue. A range of novel</p>	<p>The contents of this detailed report are noted. The main issues relating to rural housing policy raised in the report are more appropriately dealt with in the County Development Plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpins the report.</p> <p>Key Findings</p> <ul style="list-style-type: none"> - Rural Ireland is not a homogenous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences. - The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries. - Case studies found that rural housing and settlement was underpinned by fairly stable community (35.5% lived in their current dwelling for 20 years or more). Over half recent movers had moved from a more urban location. Over half that group were from a rural background. - Reasons for moving to rural area included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, importance of dwelling type. - Marked growth in the numbers of second homes concentrated in certain rural and coastal areas. Significant increase in the number of long term vacant dwellings in such areas. - Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings. - Scattered rural housing presents additional costs such as maintaining minor roads, supplying electricity, school transport and postal services. Costs are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits. - Some evidence that in-migration can encourage investment, however this appears more complex and less inevitable than 	

Submission No.	Interested Party	Summary of Submission	Response
		<p>sometimes presumed.</p> <ul style="list-style-type: none"> - Local elected members overwhelmingly proactive in relation to further rural housing. This view is framed in the context of sustainable communities, sustaining viable rural population levels and maintaining local services <p>Report states that policy implications would include</p> <ul style="list-style-type: none"> - Planning policy that reflects the diversity of rural Ireland -Need to develop integrated, holistic and multidimensional approaches to rural sustainable development. -Need to understand residential behaviour -need to move beyond development control to a more positive planning response. -Good design plays a key role in mitigating some of the visual and environmental impacts of rural housing. -Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public. - Need to identify new instruments which encourage the delivery of sustainable rural development. - Need improved data in relation to numbers, distribution uses and impacts of second homes. - Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society, supplyside issues and technological innovation in relation to improving environmental performance. - 	
5,755	Bush, Robert & Valerie	<p>1) The submission supports the existing rural housing policy in the Goats Path which permits people who have lived and farmed in the area to do so and suggests that development continue to be resisted between road and the</p>	<p>Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
5,769	The Sheeps Head Way Ltd.	<p>bay so as to retain the scenic amenity of the area.</p> <p>2) The submission states that care needs to be taken not to permit over development of the Sheepshead Route. It suggests that suburban sprawl should not be encouraged in this beautiful area.</p> <p>3) Need for encouragement to retain existing vernacular buildings.</p>	<p>Submission is noted. The LAP will make specific reference to the importance of the Sheeps Head Way and other way marked paths within the Electoral Area. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>
5,775	O'Sullivan, John	<p>The submission states the following:</p> <p>1) Outline Strategy has no reference towards rural development and once off housing for local people.</p> <p>2) Houses to be built - Submission states that population targets will limit future housing in Glengarriff village and other villages</p> <p>3) Public Sewerage – Inadequate system with no treatment plant in Glengarriff. Submission suggests that rural housing with their own sewerage treatment plants are a more practical way to plan for the future.</p> <p>4) Schools – Submission suggests that the rural areas are providing pupils to local schools in Glengarriff and Derrycreha outside of the villages.</p>	<p>Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
5,790	Sustain West Cork	<p>5) Castletownbere – Reference is made to growth figures. No treatment plant for sewerage which is discharged into the sea. Harbour is highly polluted for marine life.</p> <p>6) Schull – Reference is made to growth figures and the lack of space capacity in sewerage.</p> <p>7) Bantry – Reference is made to growth figures while the lack of water supply is noted.</p> <p>8) Submission claims that there is nothing in the outline strategy for landowners who wish their sons and daughters to grow up in the area.</p> <p>9) Unfinished/unoccupied housing – Submission refers to a number of housing schemes which display high vacancy, lack completion, etc and queries where this is the best mechanism to reverse rural decline while refusing planning for once off housing.</p> <p>10) Glengarriff – Potential of Glengarriff is recognised in particular in relation to its unspoilt scenery. Approach roads should be upgraded including footpaths. Outdoor activities should be developed further for tourism. Glengarriff should function as a healthy life-style resort to create year round employment and make use of recently built empty holiday homes.</p> <p>1) Object to the provision that population will inevitably grow and the fact that decisions in relation to policy are based on this.</p> <p>2) Approach should consider how people can live sustainably in the area. Challenges due to peak oil and peak population mean that a different approach is needed.</p>	<p>Submission is noted. Further consideration of the issues raised will be carried out during the preparation of the local area plan.</p>

List of Submissions by Interested Party – Bantry Electoral Area

Interested Party	Submission No.	Settlement Name (where relevant)
Allihies Parish Co-Operative Society Ltd.	5,706	Allihies
Bantry Bay Seafoods Ltd	5,397	Bantry
Bantry Blues GAA Club & Willowford Developments	5,481	Bantry
Bantry Blues GAA Club & Willowford Developments	5,373	Bantry
Bantry Business Association	5,306	Bantry
Beara IFA	5,295	
Biggs, G.W. & Co.	5,522	Bantry
Biggs, G.W. & Co.	5,653	Bantry
Birdwatch Ireland	5,285	
Blackie, Jenny	5,005	
Board of Management of Scoil Phobail Bheara	5,049	Castletownbere
Bollins, David J.	5,195	Bantry
Brosnan, Jeremy	5,735	Schull
Bus Eireann	5,027	
Bush, Robert & Valerie	5,755	
Casey, Jim	5,801	Bantry
Coffey, Richard & Hunt, Donal	5,606	Bantry
Collins, Moira	5,058	Schull
Construction Industry Federation (Cork Branch)	5,281	
Costigan, John	5,723	Bantry
Cotter, Dr. Denis and Browne, Junior	5,691	Bantry
Cotter, Jeremy	5,003	Bantry
Coughlan, Brian	5,738	Durrus
Coughlan, Fiona	5,746	Ballydehob
County Cork VEC	5,024	
Crean, John	5,605	
Cronin, Christopher & Eileen	5,803	Bantry
Cronin, Vincent	5,747	Pearson's Bridge
D'Alton, Bridie	5,736	Schull
Durrus & District Community Council Ltd.	5,305	Durrus
Edgeworth, Michael	5,178	Bantry
Eyeries Community Development Committee	5,270	Eyeries
Fennell, Robert	5,088	Goleen
Flavin, Tony	5,015	
Formanes/Eyeries Cross Sewerage Scheme	5,187	Eyeries
Goleen & District Community Council	5,276	Goleen
Goodbody, Swithun	5,699	Schull
Hanley, Brendan & Carolyn	5,151	Castletownbere
Hanley, Donal	5,711	Castletownbere
Hanley, Liam & Ann	5,147	Castletownbere
Harrington, Michael	5,222	Castletownbere
Harrington, Noel (Cllr.)	5,677	

Harvey, Arthur	5,098	Glengarriff
Irish Farmers Association (Cork)	5,129	
Keane, Margaret C	5,277	
Keohane, Mary	5,806	Bantry
Keohane, Tom	5,004	Bantry
Lowertown Development Association	5,272	Lowertown
Martin-Dyson, Thomas S.	5,329	
McCarthy, Aiden	5,804	Bantry
McCarthy, Aiden	5,805	Bantry
McCarthy, Jack	5,355	Bantry
Muintir na Tíre (Bantry)	5,489	Kilcrohane
Murnane & O'Shea	5,585	Bantry
Murnane & O'Shea	5,398	Bantry
Murnane & O'Shea	5,396	Bantry
Murnane & O'Shea	5,589	Bantry
Murphy, Denis and Marian	5,655	Goleen
National Roads Authority	5,119	
Nottor, Joe Jnr. Nottor, Joe Snr., Nottor, John	5,046	Goleen
O'Dwyer, Oliver	5,104	Bantry
O'Flynn Construction	5,482	
O'Keefe, Jim	5,654	Bantry
O'Keefe, John	5,020	Ballydehob
O'Keefe, Stephen	5,019	Schull
O'Leary, Joe	5,456	Glengarriff
O'Mahony, Ger	5,722	Schull
O'Meara, Denis; Cullinane, Denny & Jerry	5,080	Goleen
O'Sullivan, Colman	5,221	Eyeries
O'Sullivan, Dan	5,800	Bantry
O'Sullivan, Donal	5,116	Goleen
O'Sullivan, Frank	5,204	Castletownbere
O'Sullivan, John	5,775	
O'Sullivan, John & Kathleen	5,772	Schull
O'Sullivan, Mary	5,774	Glengarriff
O'Sullivan, Mortimer	5,236	Bantry
Piggott, Teresa	5,543	Ballylickey
Rehab Group	5,330	Bantry
Reynolds, Stan	5,712	
Rosdale Enterprises Ltd	5,068	
Saville Construction Services Ltd.	5,751	Goleen
Sheehan, Dermot (Cllr)	5,679	Schull
Special Scenic Landscape Committee & West Cork Planning Forum	5,265	
Spillane, Noel and Elaine	5,075	Kilcrohane
Sustain West Cork	5,790	
Swanton, Maria	5,103	Schull
Tesco Ireland Ltd	5,599	Bantry
The Campaign for Sustainable Rural Housing	5,718	
The Sheeps Head Way Ltd.	5,769	
Thomas, Gerald J and Sheehan, Patricia M.	5,809	Kilcrohane
Twomey, Michael & Elizabeth	5,101	Crookhaven
Twomey, William	5,102	Crookhaven

Urhan Community Council	5,041	Urhan
Urhan Community Council	5,263	
Walsh, Ricky - Walsh Group	5,488	Schull
Walsh, Ricky - Walsh Group	5,379	Schull
Whooley, Anthony	5,802	Bantry
Willowford Developments Ltd	5,387	Bantry
Wiseman, Eddie	5,731	Bantry

Appendix B

Summary of Issues Raised at Bantry Stakeholders Meetings

Venue: Maritime Hotel, Bantry Date: January 19th 2010

Stakeholders in attendance:

Richard Connell, West Cork IFA
 Mary Ellen O'Mahony, HSE
 John Walsh, Bere Island Projects Group
 Carmel O'Regan, Schull Community Council
 Michael Collins, C&V Forum & Muintir Na Tire
 Tom Keohane, Bantry
 Denis O'Neill, Goleen Community Council
 Tommy Jermyn, Goleen
 Donal O'Sullivan, Bantry
 Noel O'Sullivan, Bantry
 David O'Brien, West Cork IFA
 Caz Jeffreys, Sustain West Cork
 Tim Rowe, Sustain West Cork
 Martin Mills – Sustain West Cork/West Cork Development Partnership
 Hazel Vickery – Bantry Tourism Association
 Aidan McCarthy – Bantry Harbour Board
 Ciaran Cronin - Town Traders

General Issues:

Housing for Farm Families - Need to ensure that farmers and their families can get permission on their own landholding. Concern that encouraging population growth within towns & villages allied to the possible introduction of scenic designations could further restrict this. Farming/agriculture should be the primary manager of landscape in terms of environmental/tourism issues. The attention of the group was brought to the fact that policy in relation to Rural Housing, Coastal and Scenic Areas was something that was outlined in the County Development Plan 2009-2015 and as such was not an issue for the Local Area Plans. It was also highlighted that many of the objectives of the County Development Plan support those involved in agriculture.

Population growth targets

- Cork County Council should challenge unsustainable economic growth model which supports unrealistic population targets based on our dependence on fossil fuels. Need to sustain people in the local area with jobs, schools, etc. The group were advised that the population targets had come from government population targets to 2020 for the South West Region and were adopted within the County Development Plan 2009.

- Population decrease in rural areas is huge issue which will have to be addressed. Need employment in rural areas to increase population
- Should be discussing all the small towns and villages not just the main towns.
- Meaning of other locations/ settlements discussed.

Deteriorating Road Network

Road network is extremely important with regard to the provision of services to rural areas. Conditions are deteriorating rapidly in this regard and plan needs to address this.

Climate Change

Plan needs to consider the issue of climate change. Needs to be support for communities in dealing with this issue.

Making the West Cork Region Self Sufficient

- Balanced sustainable development for the region should be promoted. Future food supply should be locally sourced and policy should support growers.
- An economic growth model dependant on non-sustainable fossil fuels should not be promoted. Plan should be assisting in allowing us make the transition from fossil fuels to alternative energy solutions.
- Extremely important that the local economy is maintained. The West Cork area has the potential to function sustainably with regard to food and energy production and this should be recognised.
- Fishing and agriculture are key industries for rural areas.
- In the Mizen Peninsula they need a major employment centre with the backing of the council, something like Science Park in Curraheen or the Technology Park in Clonakilty

Sustainable Tourism

- Sustainable tourism recognised as very important to the region. There was recognition in the group of the contribution that the landscape and scenery makes to the tourism product in West Cork. It was noted that it was important to get an appropriate balance and to determine which areas were more sensitive.
- It was expressed that the Marine, Tourism and Leisure strategy is a very valuable document.
- Important to encourage small localised tourism enterprise. Recognised that finances are constrained but often only a small investment is needed to get such projects up and running.
- Cycling route to Glengarriff from Bantry proposed. Feasibility being examined at present.
- Tourism is a key industry to provide employment in rural areas.

Landscape

The issue of Scenic landscape designation is dealt with in the County Development Plan.

Renewable Energy:

- West Cork has the potential both to sustain local livelihoods and provided locally sourced energy to the area while allowing communities to live more sustainably.
- Much potential exists to maximise alternative energy sources. Land is available for bio-mass production, potential for community heating/energy systems, sustainable forestry initiatives.
- Wind energy is a positive means through which we can be more self-sufficient. There is a present conflict with existing policy in that turbines are not permitted in coastal areas.

Infrastructure:

- Importance of modern telecommunications infrastructure such as broadband is considered critical to the region.
- Health Centres should be included in the list of services in big towns.
- Health capital infrastructure located in Main Towns needs to be recognised.
- Water and sewerage are huge issues in Goleen and Schull
- Community Facilities needed Goleen.
- Infrastructure and roadways in the main settlements should be better. Maybe even bypasses.
- Encourage Community facilities in rural areas.

Islands

- Access to and from mainland a key issue.
- Population of Islands needs to be stabilised and increased (need to attract employment & Industry).
- Islands may have potential for providing renewable energy
- Water/sewerage problems need to be addressed.
- Consideration was given at one stage to doing a SLAP for Islands.

Schull

- All year around employment need for area not just summer.
- Fishing, Farming and tourism were main employment 10 years ago. There was 12 trawlers in Schull now only 2 trawlers.
- Retail study – What time of the year was it done?
- Flooding policy is important issue for the town.
- Need for serviced sites for housing in all areas. It is a good idea in Schull.

General

- Petrol station site in Castletownbere.
- Should be sites for an alternative to petrol to encourage the use of renewable energy
- Facilities for hill walkers around the Berea way
- Activity areas for the Elderly not just young people
- Footpaths that are accessible for the people with disabilities and mothers with prams
- Empty houses in housing estates – the council should identify the needs of the community and take them over and use them for that need e.g. community centres.

Issues Specific to Bantry Town:**Retail Issue in Bantry:**

- Clarity is needed in relation to the retail issue. The current uncertainty is stifling potential investment in the town centre. A combination of sites may offer the solution. The view was expressed from the group that it was very important that local retailing is sustained within the town.
- Assessment needs to be made of the amount of comparison retailing within the town. It is recognised that issue of retail leakage to other towns such as Skibbereen needs to be resolved. A general consensus that appropriately scaled retail, which can be integrated within the established town centre network, should be the preferable option. View was expressed by some that larger multiples on out of town centre sites will do little to strengthen the local economy.
- At present the Farmers market is a big attraction for the local economy and wider economy of the area. Some concern that this market has become more like a flea market in recent times but generally the market overall was considered as something very positive for the town. Proposal for indoor farmers market likely to emerge.

Parking in Bantry town:

In combination with the retail issue parking within the town is also critical. The local area plan needs to identify further car parking areas within town centre.

Relief Road:

Relief Road is critically important in town and could relieve a substantial proportion of traffic from the town.

Business land availability:

Availability of land is critical for business enterprise particularly in relation to start up businesses. Council should support the potential for local enterprise to develop. Suitable sites should be recognised in the local area plan.

Protection of the heritage of the town:

Needs to be stronger protection of the heritage of the town. Traditional shopfronts/heritage have been destroyed in recent years. This is very important to the economy of the town. Firm policy is needed to prevent this happening. Enforcement needs to be increased.

Marina Proposals:

- Draft proposals in place for a marina at Harbour View should be supported. Adjoining lands should also be developed in tandem with the proposal. This would maximise the potential of the project. If a marina is to be provided in

Castletownbere a complementary marina should also be provided in Bantry to support local tourism and the economy within the Bantry area.

- Need for berthing facilities in Bantry so big ships can dock

Beaches:

Proposals are being advanced to develop beaches in Bantry in order to attract people to the town.

Allotments:

Designated areas for allotments could be provided within the town. Perhaps a market shop aligned to the allotments would be possible. It is considered that this could be very valuable to the residents of the town.

Recreation:

- Land on the Rope Walk (identified in the outline strategy as possible expansion area for employment use) would be more suitable for tourism development in conjunction with Bantry House e.g. canopy walk, recreational trails, adventure park/playground.
- Bantry is a hub town for cycling. Routes should be developed in a 3-4 mile radius of the town.

Community Facilities in Bantry:

- Lack of indoor recreational facilities for tourists in Bantry. There may be some scope within the newly proposed school site to allow for multi-purpose uses.
- A running track in the town could be a major asset.
- Potential for redevelopment of Boys Club site which could offer potential mixed-use development including community facilities.
- Need facilities for young people in Bantry.

