

Report to Members

Fermoy Electoral Area Local Area Plan Public Consultation Draft

Interim Report on Proposed Amendments
following the Electoral Area Committee
Meeting on 08 March 2011.

18 March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Fermoy Electoral Area Committee Meeting on the 8th of March 2011.

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

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

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

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

Part 1: Issues Raised by Members where no additional change is recommended.

Item	Issue	Response	Action.
	Fermoy		
1	Zoning at Corrin. Submission 877 was specifically raised. Other submissions at Corrin are 870 and 962 (a) &(b). Councillors strongly support the principle of zoning land for industrial / business uses at the interchange and requested that the Managers Opinion on this be reconsidered.	Such zoning would be contrary to national policy which seeks to protect the capacity of national routes / interchanges etc. Alternative lands are available closer to the town and away from the junction where local traffic would not affect junction capacity. Development of these lands would also be likely to have a significant adverse visual impact on a main route though the county and the region. Proposed rezonings are from landowners rather than actual operators seeking a	No change proposed to the Manager's Recommendation.

Item	Issue	Response	Action.
		<p>specific development. It is acknowledged that Fermoy is a location that could benefit for this type of development and it is considered that adequate provision for same has already been made with the zoning of I-03 and the additional lands proposed for zoning under Amendment FY 03.01.02. Development of the I-03 lands would provide better connectivity with the town.</p>	
2	<p>R-02 lands. Councillors expressed strong support for submission 878 which requests that R-02 be rezoned for business use to accommodate light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing. Submission also indicates that it is intended to provide long term truck parking facilities.</p> <p>R-02 is located to the rear of the recently opened Amber petrol station which includes a food market/ off licence/ deli/ bakery, coffee shop / seating area.</p>	<p>Submitter already has planning permission for some retail warehousing on lands fronting the Dublin road /R639 which have yet to be built. In granting permission the PA sought to ensure the scale of development permitted would not detract from the viability of the town centre. Further intensification of such uses at this location would be likely to significantly detract from the residential amenities of the area and potentially detract from the town centre . Other lands have been identified for business use which do not abut established residential areas in the same way as R-02 lands do. R-02 is not considered a suitable location for long term truck parking given the potential traffic safety conflicts with the petrol station, the residential land uses in the area and the permitted retail warehouse development. .</p>	No change proposed to the Manager's Recommendation.
Conna.			
3	Submission 404 seeks inclusion of additional	Sufficient lands already available within the	No change proposed to the

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	lands within the development boundary of the village for residential development.	development boundary. Stock of outstanding planning permissions already exceeds the target growth for the village.	Manager's Recommendation.
Mitchelstown			
4	Zoning land within greenbelt for Nursing home submission 964. (proposal refused permission by the Council, currently on appeal.)	Plentiful supply of suitable lands within the development boundary capable to accommodating such uses and generating greater connectivity with the town. Record of ABP refusing applications for nursing homes outside of settlements.	No change proposed to the Manager's Recommendation
5	GB 1-2 lands north of Mitchelstown-Submission No 880. Members propose changing the wording of the objective to allow multiple house developments	Purpose of GB1-2 is to facilitate the provision of individual houses and the objective will deliver that. Plenty of scope for the development of low density estates / serviced sites within the town itself and within villages in the hinterland.	No change proposed to the Manager's Recommendation

Part 2: Issues Raised by Members where an additional change is recommended.

Item	Issue	Response	Action.
	Mitchelstown		
1	Proposed to amend wording of O-04 objective to exclude reference to a playground.	O-04 is a new open space zoning and contains mature trees. Provision of a playground is not essential at this location at this stage and it is considered acceptable to omit reference to the playground.	Amend wording of objective O-04 in Mitchelstown to omit reference to the playground .
	Ballyhooly		
2	Proposed to expand area zoned as C-01 to provide additional road frontage to the N72 to allow for the construction of a new vehicular access to the school	Considered reasonable to provide additional road frontage to the N72. However the suitability of the location for the provision of a new vehicular access is a separate issue that will require more detailed consideration. It may be safer to convert the existing entrance in the centre of the village to vehicular use as traffic speeds would be lower at that location.	Amend Ballyhooly settlement map to include additional lands within the area zoned C-01 – extend to road frontage along N72.